



Mixed Use Building and Business For Sale!

BUSINESS: \$350,000
Building: \$795,000



CALL TODAY FOR VIEWING.
OPEN & ACTIVE BUSINESS.
DO NOT DISTURB.

Confidential Do Not Disturb Business!

2730 McNair Ave, St. Louis, MO 63118

Successful Turnkey Business with additional income from 3 great apartments!

Arzola's Fajitas & Margaritas is a very well-known neighborhood restaurant and is an incredible opportunity for new operator to purchase a fantastic business that includes real estate!



Mixed Use With Business

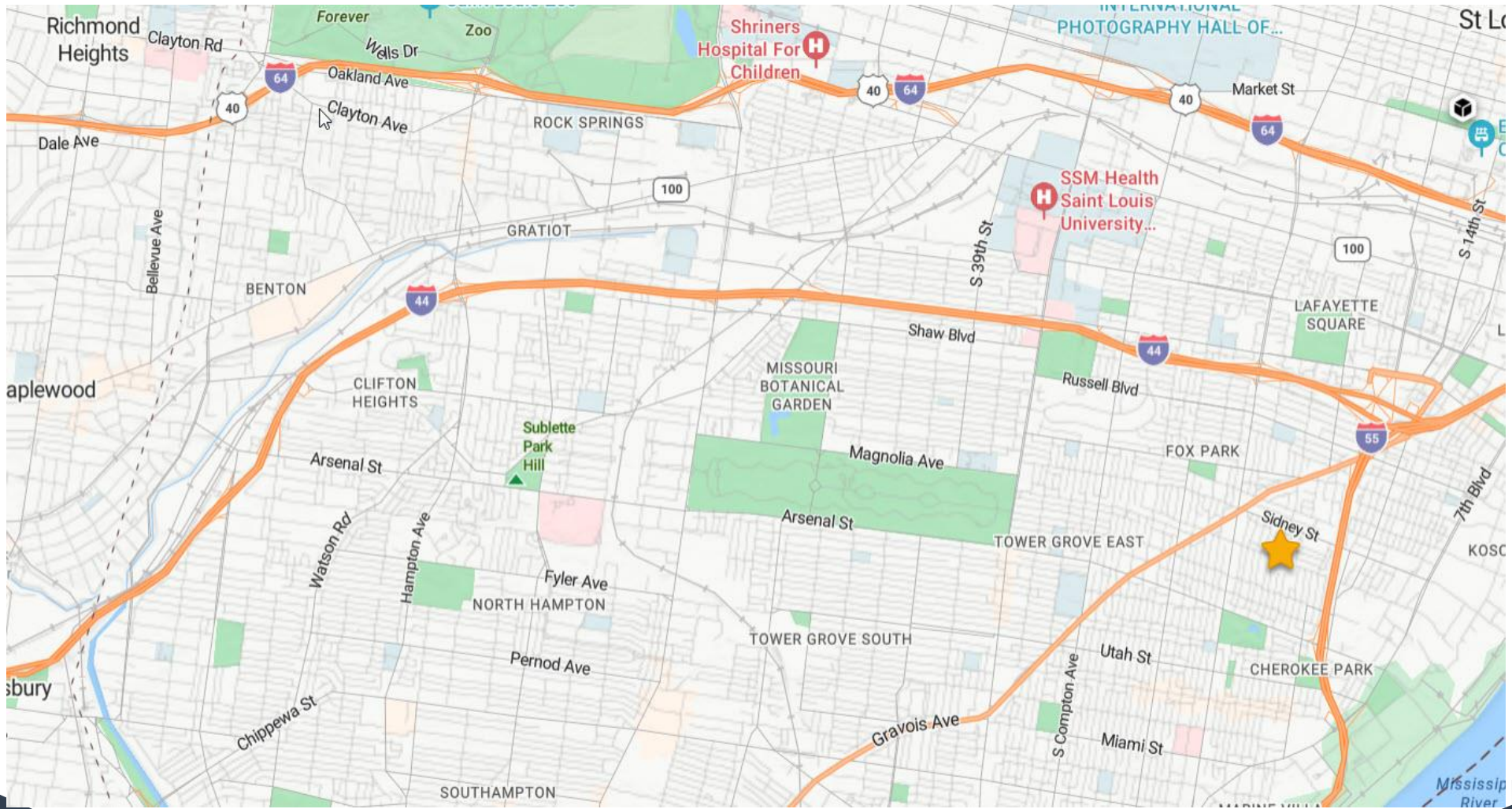
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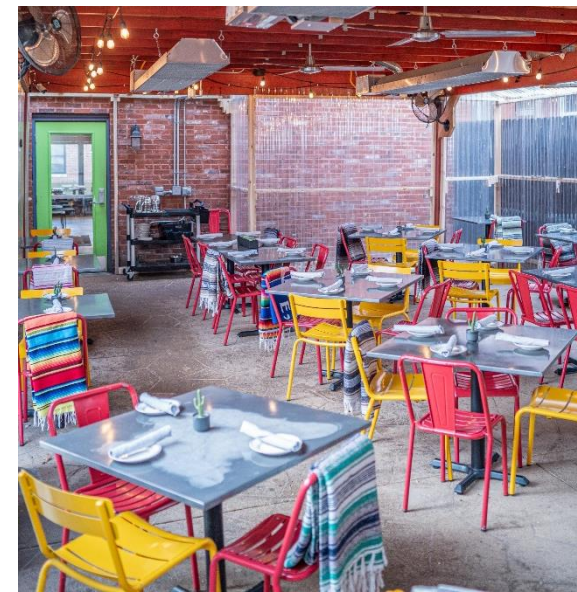
Real Estate and Business:

\$349,000 Business Sale Price
\$795,000 Real Estate Sale Price

INFORMATION

- Building Sq. Ft: 5,570 SF (Per County Records)
- Parcel ID: 1801-00-0100-7
- Zoned "F" Neighborhood Commercial
- 2022 Taxes: \$8,918
- Year Built: 1885
- A 116+/- Seat Restaurant in winter and 128 seats in summer
- Building has had many upgrades and improvements
- Over \$2,000,000 in sales
- Apartment rents- \$1,375 and \$1,400 (Currently two apartment rented)
- Restaurant Rent- \$3,500 Monthly Plus NNN









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CALL TODAY FOR PRIVATE SHOWING.
OPEN & ACTIVE BUSINESS. DO NOT DISTURB STAFF.

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