



BRADDENS RESTAURANT/BAR

**Real Estate, Business & Equipment:
\$1,149,000**



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

CONFIDENTIAL LISTING FOR SALE

515 S Main St, Saint Charles, MO 63301

A Very Rare Turnkey Successful Business Opportunity!
Braddens is a profitable restaurant and on the well known Historic Main Street St. Charles for many years!
Beautiful patio! Call today to set up a private showing!



Bradden's

515 S. Main Street
St. Charles, MO 63301

Real Estate, Business and Equipment:

Sale Price
\$1,149,000

BUILDING INFORMATION

- Building Sq. Ft: 1,900 SF
- Land Area: 9,936 SF
- 70 seats inside and almost 100 patio seats
- Parcel ID: 6-014A-B027-00-0009.0000000
- Zoned- "HCD" Historic Commercial District
- 2022 Taxes: \$\$9,970.88
- Year Built: 1875
- One of kind patio!

KRAMER COMMERCIAL REALTY, LLC | Ron & Mark Kramer: 314-502-9155 | 100 Chesterfield Business Parkway
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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



Bradden's

515 S. Main Street
St. Charles, MO 63301

BACKGROUND

- This rare opportunity in the center historic downtown Main Street, Sale includes everything!
- Very well known fully functioning restaurant, bar, patio and real estate. A local St. Louis/St. Charles restaurant with beautiful patio with great sales for many years!
- Greatly profitable, Turnkey business
- This is also the areas most historic and popular shopping/business districts in all of St. Charles. Over the past 15 years St. Charles has seen huge growth with new hotels, retail center, offices, apartments, condos, and hundreds of residential homes, in the surrounding areas.
- This is a huge tourist destination with many festivals, concerts and events located right on Main St
- Call today to set up a private Showing.
- **Do Not Disturb Staff!**



Bradden's

515 S. Main Street
St. Charles, MO 63301

Hours

Current hours are limited and could be expanded to a possible breakfast or dinner.

Days of week	Open hours
• Tuesday	10:30 AM –3 PM
• Wednesday	10:30 AM - 8 PM
• Thursday	10:30 AM - 8 PM
• Friday	10:30 AM - 8 PM
• Saturday	10:30 AM - 8 PM
• Sunday	10:30 AM - 3 PM
• Monday	10:30 AM - 3 PM
• Memorial Day, hours may vary	





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

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