

## Restaurant Opportunity

**SALE PRICE \$295,995**



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

**Please do not disturb staff!**

*13311 Manchester Rd, Des Peres, MO 63131*

This is a perfect opportunity for anyone looking to get in the restaurant business and have immediate income! Fantastic location with high traffic, high income and strong sales volume with great customer base!

Call today for details!



# Restaurant For Sale

13311 Manchester Rd  
Des Peres, MO 63131

## SALE PRICE

**\$295,995**  
(Includes all FF&E)

## LEASE INFORMATION

- Restaurant Sq. Ft: 1,978 with great patio
- Rent- \$4,188.42 plus NNN
- Sale can include franchise
- Many leasehold improvements with updated kitchen equipment
- High sales year after year. Must sign NDA



# Restaurant For Sale

13311 Manchester Rd  
Des Peres, MO 63131

## BUSINESS INFORMATION

- Owner Retiring!
  - Lots of growth opportunity!
  - Fantastic location with high traffic & high income.
  - Strong sales volume with income increasing.
  - Located in busy shopping center with Trader Joes, St. Louis Bread Company, Smoothie King and Much more!
  - Near many corporate businesses, retail shops, movie theaters, new apartments, hotels and thousands of homes within miles.
  - Rare Turn-key opportunity, great location with opportunity to grow sales and brand or change to your very own concept.
  - Des Peres has some of the top demographics in St. Louis County.
- Open business, please do not disturb!**





Sam's Club

Cheesburger Cheesburger  
BIG IS BETTER

TRADER JOE'S

Panera  
BREAD

Red Robin

Shell

MARCUS  
THEATRES  
DES PERES

THE LODGE  
DES PERES  
WHERE YOUR NEIGHBORS GATHER

Rosalitas  
CASA  
DES PERES

INTERSTATE  
270

West County  
CENTER

Edward Jones

Schnucks

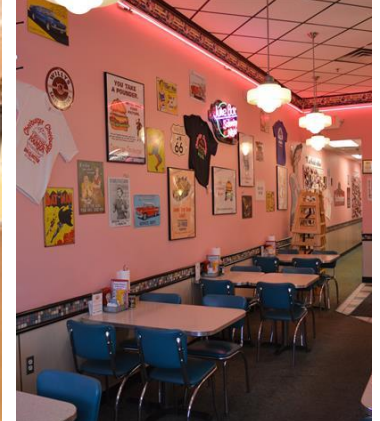
us bank

Raising  
Cane's  
CHICKEN FINGERS

GOLF  
GALAXY

Dierbergs







# Restaurant For Sale

13311 Manchester Rd  
Des Peres, MO 63131

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

KRAMER COMMERCIAL REALTY, LLC | Ron & Mark Kramer: 314-502-9155 | 100 Chesterfield Business Parkway  
www.KramerCommercialRealty.com | Ron@Kramercr.com; Mark@Kramercr.com | Suite 200, Saint Louis, MO 63005

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.