



CALL TODAY FOR VIEWING.
OPEN & ACTIVE BUSINESS.
MUST HAVE APPOINTMENT TO TOUR

1730 S. 8th Street Saint Louis, MO 63104

This is a fantastic mixed use opportunity in the popular Soulard neighborhood! This building is perfect for a neighborhood bar and restaurant. This was formerly known as the very successful Twisted Ranch that moved one block away! The restaurant is currently vacant and ready for its next owner/operator and the 2nd floor apartment is currently rented at \$1,100 a month. This could be a possible 2nd floor expansion for restaurant or extra income.



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REAL ESTATE, LAND, FF&E PRICE INFO

Sale Price \$449,500 (Real Estate and Equipment)
Lease Rate

BUILDING INFORMATION

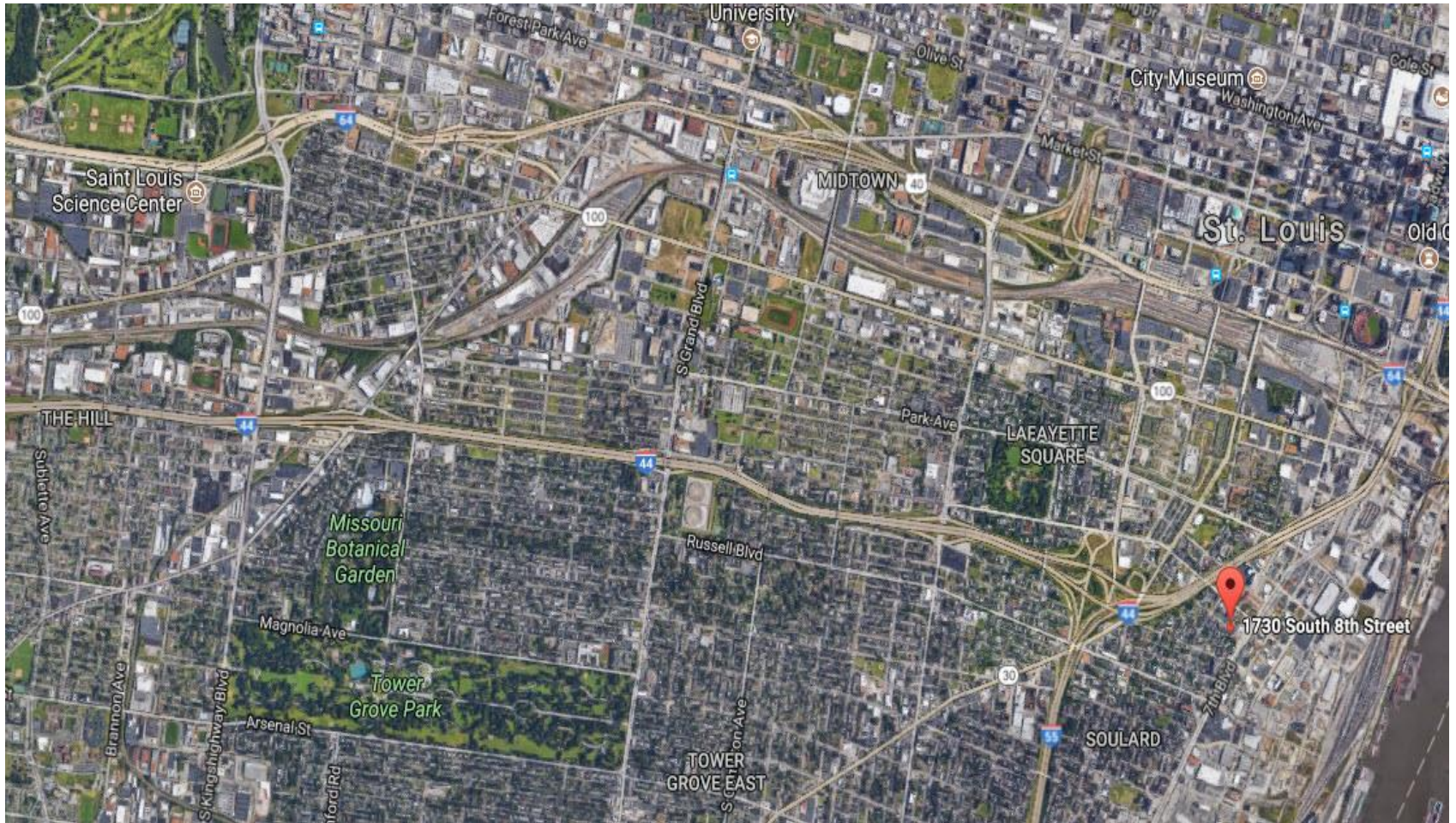
- Building Sq. Ft: 3,038 (+/-)
- Perfect opportunity for restaurant owner/operator or possible investment.
- Year Built: 1885



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BUILDING INFORMATION

- For sale or lease, mixed use property
- Perfect for owner/user or possible investment opportunity.
- Some new additions and improvements have been made in the recent years including newer HVAC for Restaurant & Bar as well as apartment furnace and updated apartment appliances and more!
- Rare opportunity in the historic Souldard for restaurant owner/user or possible, for lease or sale!
- 2 story property with first floor a pub/bar with 50 seats, sidewalk patio, bar, kitchen, loft apartment.
- Corner location perfect for a neighborhood retail or bar/restaurant on 1st floor.
- Souldard is known for the 2nd largest Mardi-Gras party in the united states!
- The opportunities for profit are great with this building as it is the perfect size for an owner/operator with low overhead.
- Some FF&E already in place!
- This location has been a successful restaurant for many many years! Call today to set up a tour.





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

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