

# CIRCA STL, RESTAURANT & TAVERN BUSINESS INVESTMENT, FOR SALE OR PARTNERSHIP OPTION!

PROPERTY ADDRESS:

1090 Old Des Peres Rd  
Des Peres, MO 63131

- **NEW PRICE**

- All furniture, bars and equipment included.
- Décor can be purchased at an additional price.
  - 4,985 (+/-) Sq. Ft.
  - 150 Seat Restaurant
    - 30 Bar seats
  - Great Patio with 40+ seats
- Very popular restaurant/bar location for years
  - Opened in 2015
- Located at Manchester and Hwy 270 across movie theater.



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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

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## NEW Sale Price:

**\$129,500. MAKE OFFER**

(\* Does not include décor and memorabilia)

Monthly Rent only \$5,208.33

Leased Property, 4,985(+/-) Sq. ft. Room to expand

Décor and memorabilia valued at \$250,000 (Additional price \$150,000)

- Business is currently open and operating, please do not disturb!

U.S. Census	1 Mile	3 Miles	5 Miles
Population	5,392	56,442	160,565
Households	1,961	22,730	64,367
Avg HH Inc.	\$124,603	\$110,332	\$101,717



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Located at Manchester Rd & Old Des Peres Rd with visibility from highway 270! This has been a well known restaurant/bar location for many years. The Des Peres Lodge is across the street, with an indoor/outdoor pool, slides, workout facility, basketball courts, and conference center it brings thousands of visitors every month. Traffic counts over 40,000 at Manchester and highway 270. This is a MUST SEE location! Turn Key with all equipment included, Great Deal!

A very popular local Des Peres Restaurant & Bar for Sale! Confidential Turn-Key restaurant, patio & bar! Beautiful build-out & patio.

Des Peres neighborhood. Perfect for all Owner/Operator. Call today to learn more and set up a private tour!

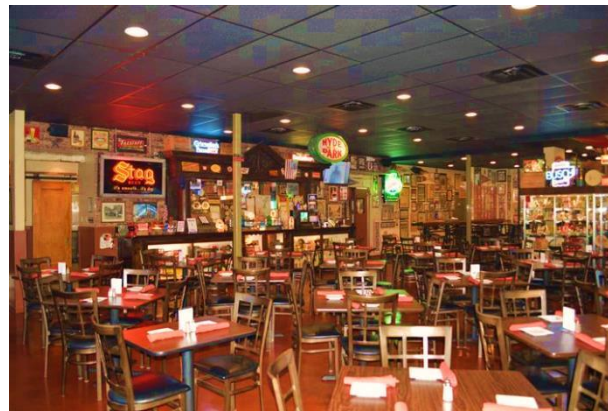
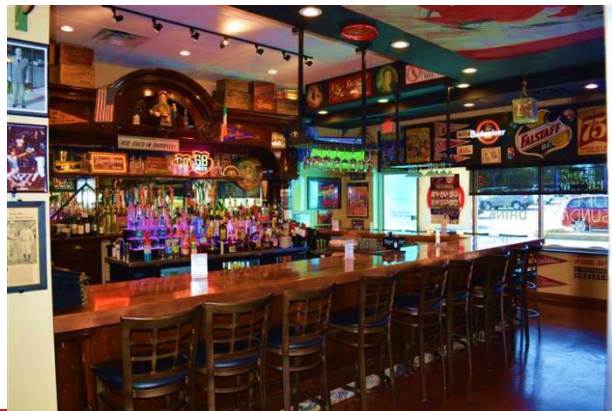


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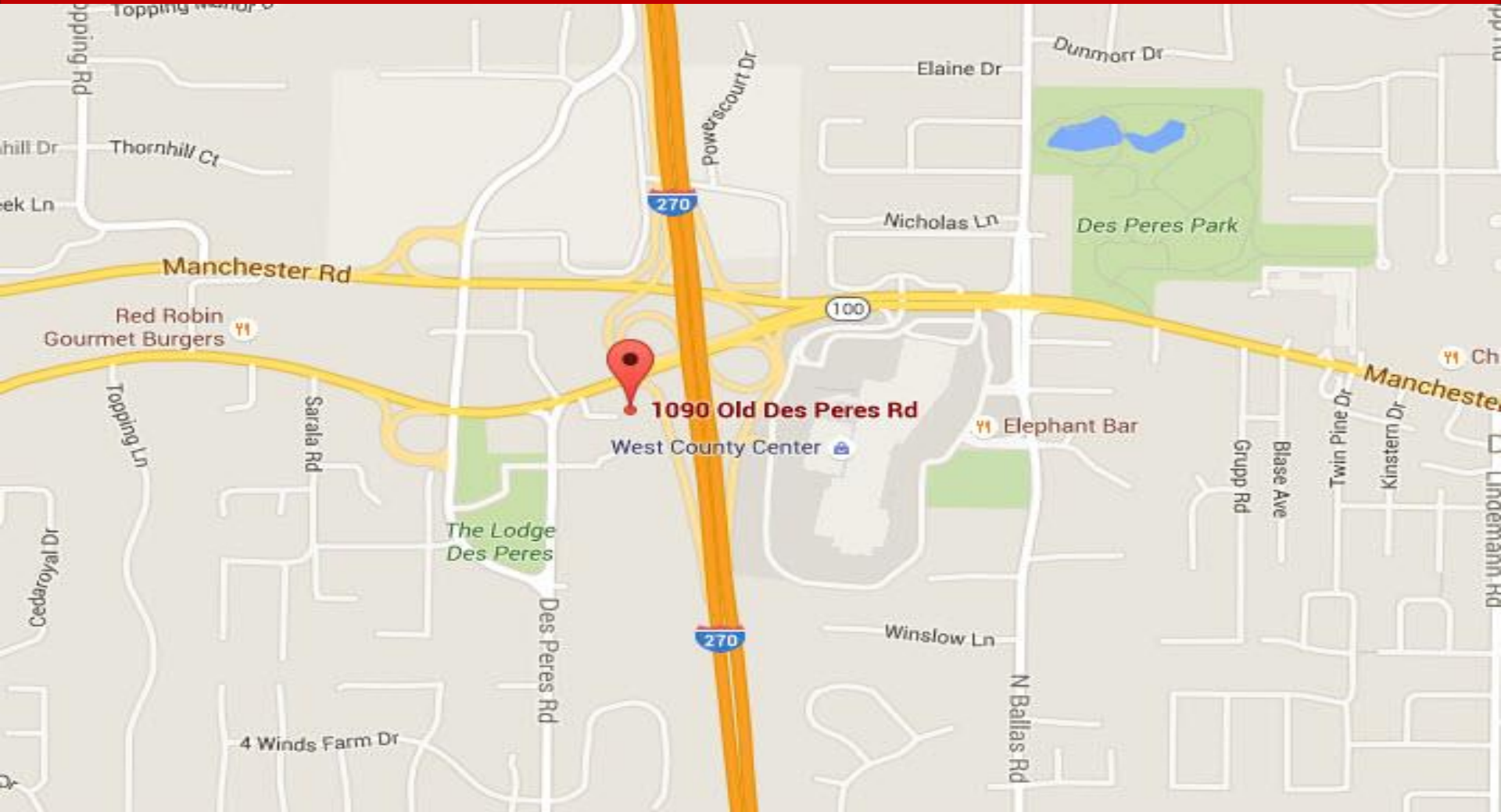
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