

~ DOWN UNDER RESTAURANT ~
SUCCESSFUL FOR MANY YEARS!
IN THE POPULAR DES PERES NEIGHBORHOOD

PROPERTY ADDRESS:
1141 Colonnade Center
Des Peres, MO 63131

CONFIDENTIAL

NEW PRICE! MAKE OFFER

- Very good location that has been successful for many years!
- All furniture, fixtures, equipment, small wares and much more, training can be included.
 - 3000 (+/-) Sq. Ft.
 - 125 Seat Restaurant
 - 18 Bar seats
 - Opened in 1988
- High traffic counts and huge demographics
- Located near Manchester and Highway 270 (just west)



**KRAMER
COMMERCIAL
REALTY**

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.

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Business Sale Price:

\$139,000. (Or Best Offer)

Leased Property, 3,000 SF (+/-)

Monthly Rent only \$6,100 (New lease to be negotiated)

- 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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Confidential Turn-Key Business sale!

A very popular local Des Peres Restaurant & Bar for Sale! This has been open for many years (1988) and has a great reputation. This is a perfect size at 3,000 SF (+/-) with room to grow and great opportunity for any Owner/Operator. Call today to learn more. Located at Manchester Rd just east of highway 270. This has been a well known restaurant/bar location for many years. With well over 28,000 cars a day driving by, a population of over 100,000 in a five mile radius and income of \$150,000 per household. This is turn key restaurant with all equipment included, Great Deal!

Call today to learn more and set up a private tour!

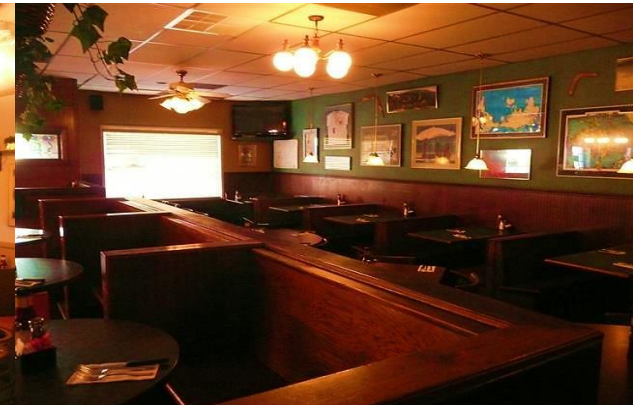


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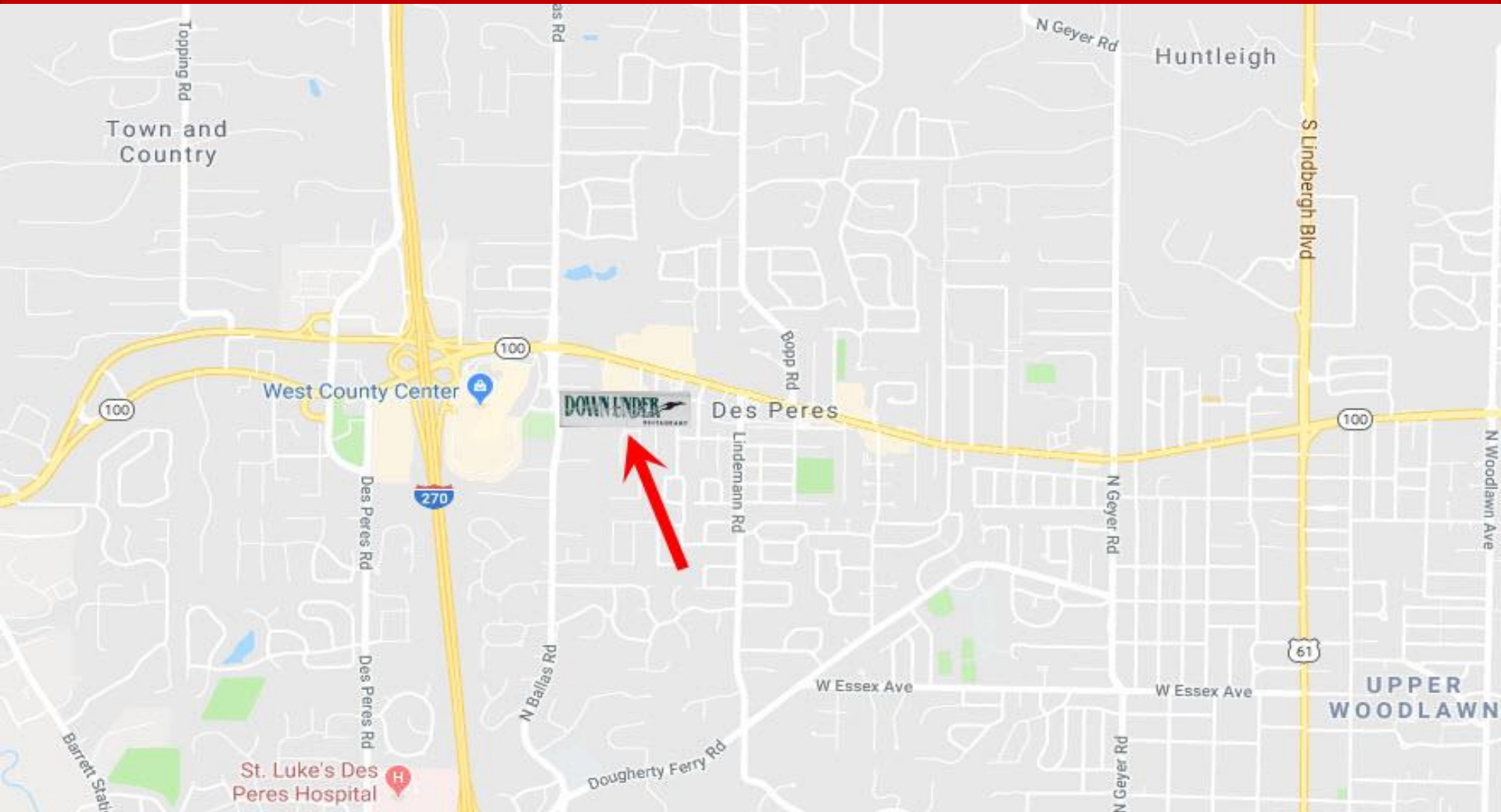
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