

# Building/Land/Business For Sale!

PROPERTY ADDRESS:

4140 Gravois Ave,  
St. Louis, MO 63116

- Bar and grill for sale perfect opportunity for Owner/Operator.
- One of a few bars in the area with a 3AM license.
- Lots of potential to grow sales
- All kitchen equipment, bar, contents, and much more included in sale.
- Many improvements and addition made by current owners
- Great patio with 2<sup>nd</sup> covered bar area
- Located at Gravois near Meramec across from QT
- Corner lot with great visibility.
- [Call to set up a showing!](#)



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COMMERCIAL  
REALTY

KRAMER COMMERCIAL REALTY, LLC  
[www.kramercommercialrealty.com](http://www.kramercommercialrealty.com)

Ron & Mark Kramer: 314-502-9155 |  
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100 Chesterfield Business Parkway  
Suite 200, Saint Louis, MO 63005

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## Sale Price:

\$775,000 Make Offer

(Includes real estate, all contents, and current businesses)

## Parcel's #:

4172-00-0010-0

## Site Information:

- 3,387(+/-) SF
- 4,378 SF lot size
- Bar, Patio, Kitchen, Basement, Office



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## Building information:

This is a great deal for investors, developers or bar/restaurant owners. Price includes building, land and all kitchen equipment, bar equipment, small wares, and existing business, currently has 3am liquor license. Current owners have invested in a building addition and expanded patio! Located on Gravois near the intersection of Meramec, across from Quick Trip and very close to many popular downtown and city attractions or amenities.

Call today to set up a private Showing.



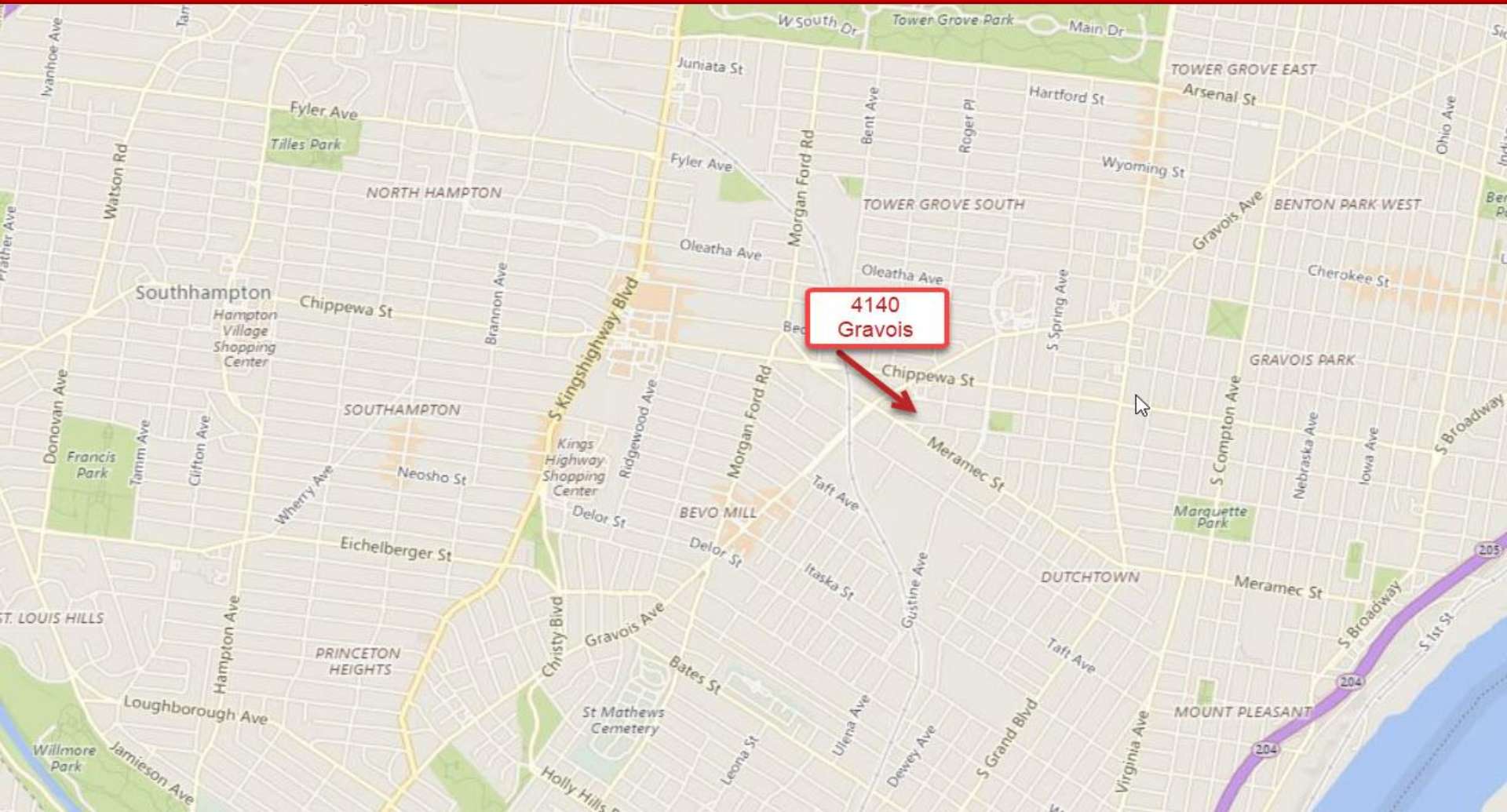
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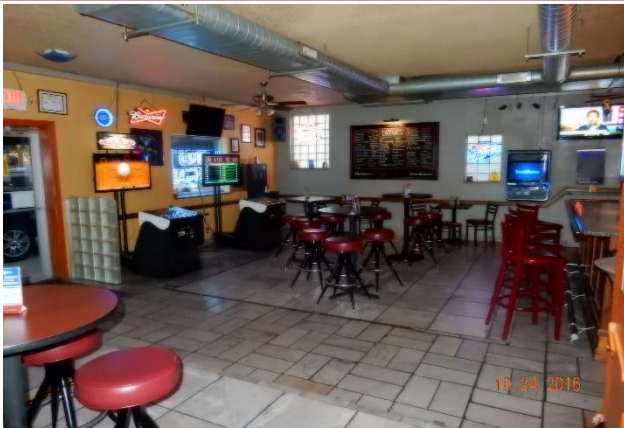
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