



Restaurant/Retail For Lease!

Lease Rate: \$12.00 Sq Ft
\$3.00 Sq Ft (Estimated) NNN



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

Do Not Disturb Tenant, closing 9/30
3121 Watson Rd, St. Louis, MO 63139

Currently set up as restaurant/bar and banquet room offering 9,300 sq ft of space- could be divided for right tenants. Many other possible uses: Zoned F "Neighborhood Commercial." This is a well known and high traffic location between the Hill and St. Louis Hills! Near Highway 44 and Hampton Ave.



Retail For Lease

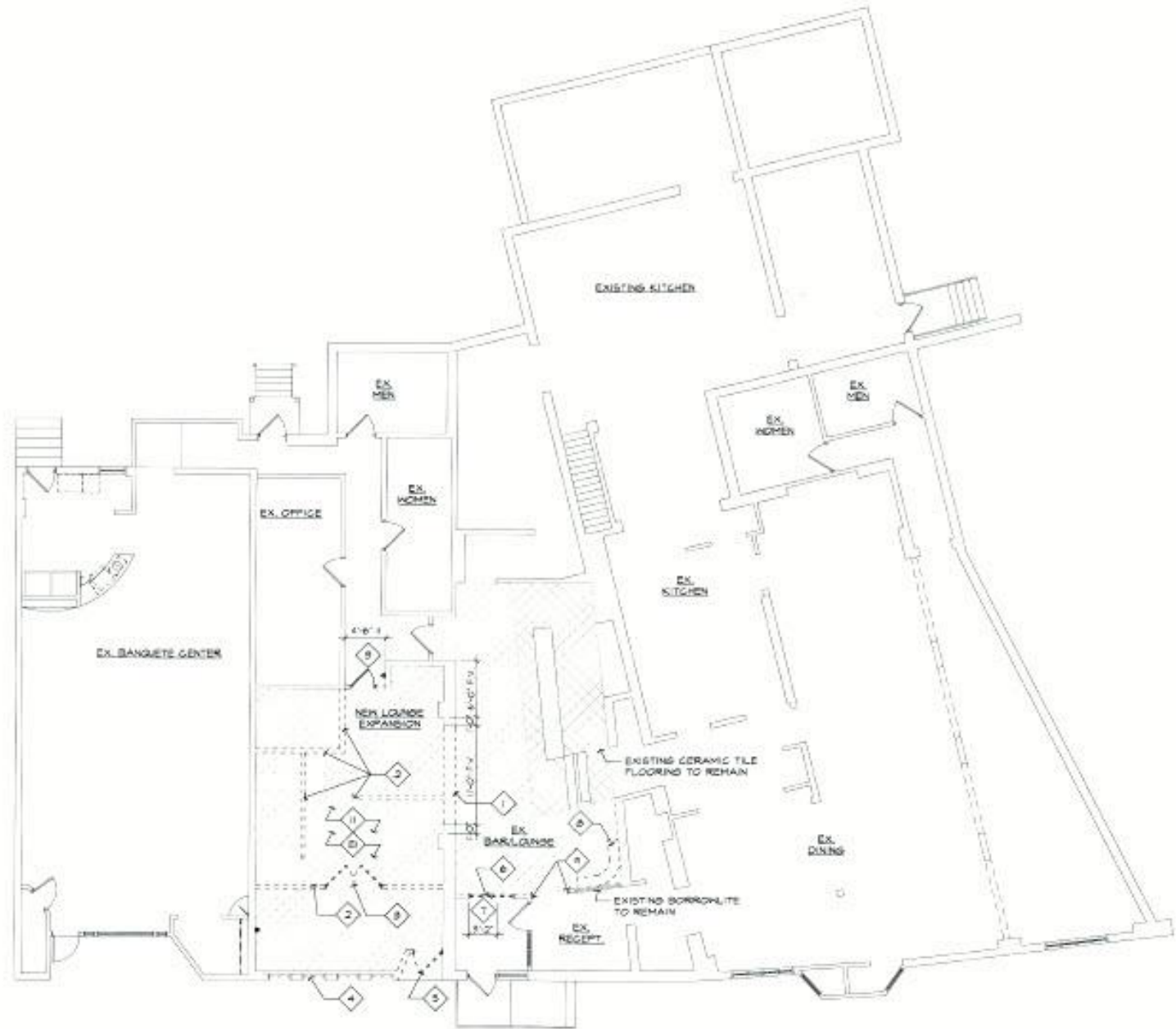
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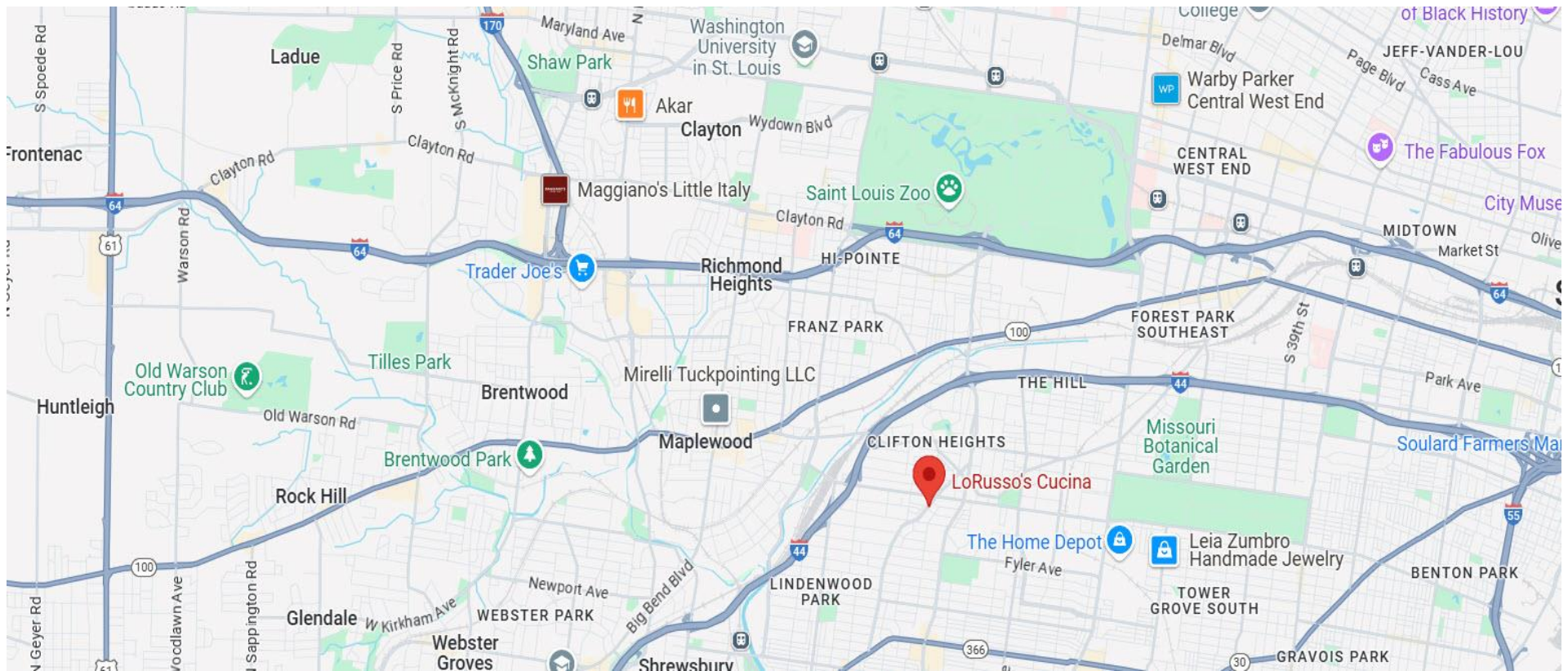
Lease Rate:

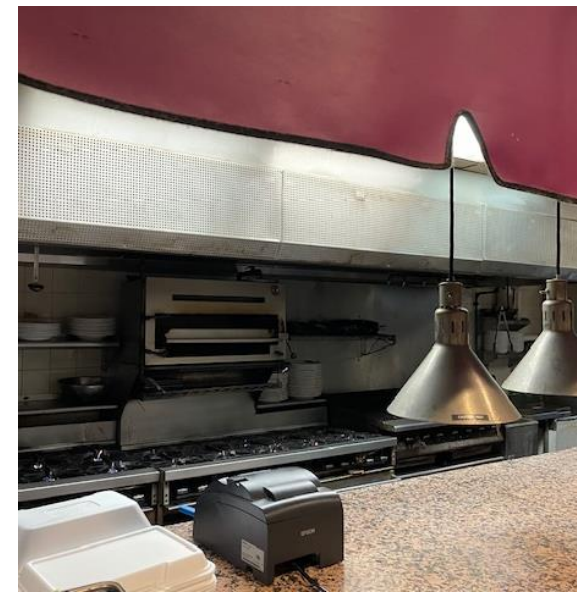
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INFORMATION

- 9,300 Sq Ft For Lease with possible option for space to be divided.
- Currently set up as a Restaurant with 130 seats, Banquet Room with 60 seats, and Bar with 50 seats.
- Zoned F “Neighborhood Commercial”
- Some fixtures will remain including: hood, walk-in cooler, bar, all permanent fixtures, plus restaurant build out. Each building also has a basement.
- Successful restaurant location for over 38 years! Remodeled several times!
- New Roof in 2019, New HVAC in 2021 and 2023









Retail For Lease

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