

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

PROFITABLE RESTAURANT & BAR IN PRIME LOCATION FOR SALE

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PRICE IMPROVED



PROPERTY ADDRESS:

131 W Outer Rd.
Eolia, MO 63344

PRICE: \$ 900,000

BLD SQ FT: 3,328

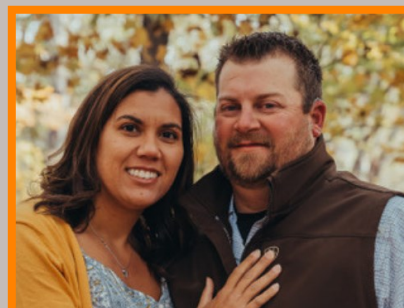
COUNTY: Pike

PROPERTY DESCRIPTION

Don't miss out on this business opportunity! This turnkey, 3,328 sq/ft. establishment is a great investment for those looking to operate a successful business in Eolia, MO. The property is located off Hwy 61 and has been updated since being purchased in 2019. Upon entering you will see the handmade, red cedar bar that is equipped with a Bottoms Up tap system. The system has reduced drink spillage by about 36%! Looking around you will notice there is plenty of seating available for customers. The fully functioning kitchen is located behind the bar area with several prep stations, fryers, cooktops, coolers, and more. The basement has ample space for storing dry goods, supplies and equipment. A large walk-in cooler and freezer are in the basement as well. Included in the sale are tables, chairs, TVs, coolers, walk-in coolers and freezers, cooktops, fryers, and numerous other pieces of equipment (see Property Addendum for list).

Walk outside to a fenced in, spacious patio with a bar, stage, walk-in cooler, and storage shed. The patio asphalt has recently been painted green to help reduce heat for customers to enjoy the outdoor experience in the warmer weather. The patio offers added space for dining or entertaining. Possibilities are endless!

Additional Acreage and a large shop are available for purchase



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PROPERTY HIGHLIGHTS:

- Conveniently located off Highway 61
- Newly sealed blacktop parking lots
- Patio: outside bar, recently painted, stage, fencing
- Bottoms Up beer tap system
- Handmade red cedar bar top
- Fully equipped kitchen
- Sound barriers on ceiling
- LED Can Lights w/ dimmers
- Inside/outside surround sound system
- Multiple TVs
- See Property Addendum for listing of included/ excluded items







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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals