

Property Highlights:

- Prime 1st Street Hermann investment property
- Turn-key café business included in sale
- Employees & Systems in place
- Two furnished short-term rental units
- High foot traffic near wineries and breweries
- Updated, well-maintained building and interiors
- Modern café equipment and established operations
- Walkable to trolley, Amtrak, shops, and restaurants
- Proven income streams & turn-key businesses

214 E 1st Street is situated directly on Hermann's main drag, and this property offers a rare opportunity to purchase an impeccable building along with the fully operational Stomp'n Grounds Espresso Bar and Half Corked Inn guest suites, all in the heart of one of Missouri's most visited and admired communities. Commonly crowned as "Missouri's Most Beautiful Town," 214 E 1st Street sits in the center of Hermann's primary commercial corridor, steps from wineries, breweries, restaurants, shops, trolley service, and the Amtrak station. The 3-story, 4,800 sq ft building is exceptionally well maintained, with updated mechanical systems, and modernized interiors, while still cherishing the historic quality and character of this impressive property. From the massive picture windows in the café, the solid brick construction, reclaimed floors, and beautiful renovations, to the high-end café fixtures, organized service areas, and welcoming courtyard, continued investment and care stand out at every turn.

The ground floor is home to Stomp'n Grounds Espresso Bar, an anchor of Hermann and a fully functioning café business included in the sale. The café interior is clean, modern, and thoughtfully laid out, featuring quality in everything from the newer LaMarzocco espresso machine, Simonelli espresso grinders, on-site coffee roaster, copper counters, stainless commercial-grade kitchen equipment, and welcoming seating areas, and a beautiful patio that make for a great customer experience and efficient investment. The brand has an established following, supported by its strong street visibility, consistent tourist foot traffic, and online presence. Stomp'n Grounds operates with full-time employees and defined operational systems, allowing the business to run without an owner needing to handle day-to-day oversight. The business conveys with its equipment, inventories, menu infrastructure, POS, branding, online presence, and all components necessary for a seamless transition. The seller will assist in the transition and training of new owners.

Half Corked Inn consists of two short-term rentals above the café. Silver Moon Loft is a cozy, private short-term rental with a warm, comfortable atmosphere and an efficient, welcoming layout. The loft includes a fully equipped kitchen, dining room, a well-appointed bedroom, an upgraded bathroom, a fireplace, a smart TV, a washer/dryer, and everything guests would need. Guests enjoy access to the courtyard and firepit, along with breakfast coupons for the café below, which provide convenience and enhance their overall experience.

The neighboring Harvest Hills Loft is a 2-story, larger short-term rental designed for groups, featuring three bedrooms. Two full bathrooms and a private washer/dryer make the space practical for larger groups, and the open living area includes a fireplace, smart TV, and a comfortable seating layout. The kitchen is fully equipped with essentials for longer stays, and a private desk and reading area provide guests with a quiet place to work or relax. The private balcony overlooks the courtyard, creating a peaceful spot and room to spread out. The unit is clean, well arranged, and stocked with coffee, tea, and bottled water, along with breakfast coupons for Stomp'n

Grounds. With nearly 500 5-Star reviews and future reservations already booked, these units are an easy transition with immediate cash flow for the next owner.

Taken together, 214 E 1st Street represents a truly turn-key investment with multiple established revenue streams. The café is staffed and operates efficiently, while the two short-term rentals are furnished, supplied, and fully functioning. The building's location, condition, and diversified income potential make it a standout property in one of Missouri's most desirable tourism markets. This offering provides immediate operational continuity and the ability to benefit from Hermann's year-round visitor traffic without requiring renovation or staffing changes.

For more information or to schedule a showing call or text **Paul Diller (636) 262-6352**.