



SAINT LOUIS GROUP BUSINESS BROKERS

9300 WATSON ROAD
ST. LOUIS, MO 63126

MEMBER INTERNATIONAL BUSINESS BROKERS ASSOCIATION

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SAINTLOUISGROUP.COM

Listing ID: 2332BKSN

Type of Business:

PROFITABLE RESTAURANT WITH REAL ESTATE INCLUDED

Location:

Rural

Broker Summary:

PROFITABLE AWARD WINNING RESTAURANT WITH REAL ESTATE

For over four decades this restaurant has been a destination and gathering place for visitors and locals alike.

FEATURING:

- * Business continues to grow with profits up 25% so far in 2016.
- * Vast majority of the restaurant equipment is recently updated and all is meticulously maintained.
- * Many improvements have been made to modernize the building without losing the warm and inviting atmosphere.
- * Multiple awards won by the restaurant - provided for interested buyers.
- * Profitable business with **ADDITIONAL INCOME STREAMS AVAILABLE**. Call to find out the many extras involved.
- * The **REAL ESTATE** is INCLUDED IN THE PRICE and has been continuously updated and needs to be **SEEN TO BE APPRECIATED**.

Recently appraised for \$400,000.

- * Luxury living quarters are included in the space.

Local Bank owner/Business owner has reviewed and has called this A GOOD DEAL!

For more information contact Steve Normand at (314) 795-7694 or our office at 314-842-3802 and ask about ID# 2332BKSN.

Sales:

	2015	2014	2013
Gross Sales	\$780,263	\$753,680	\$780,153
Seller Discretionary Earnings	\$100,603	\$81,560	\$98,991

Operations & Staffing:

Hours of Operation: Sun 6a-7p, W-Sat 6a-8p

Owner's Hours: As Needed

Employees: 5 Full Time, 20 Part Time

Building:

Own: 5400 sq. ft. Included in the price and value by appraisal at \$400,000

Owner Training:

yes

Inventory:

Is valued at cost, at approximately \$10,000

Fixtures, Furniture & Equipment:

Is valued by owner at fair market value, at approximately \$250,000

Price: \$749,000 plus inventory

THE INFORMATION HEREIN IS DEEMED RELIABLE BUT IS NOT GUARANTEED BY BROKER. BUSINESS IS OFFERED AS AN ASSET PURCHASE. IT WILL BE DELIVERED FREE AND CLEAR OF ALL DEBT. SELLER TO RETAIN RECEIVABLES. ALL OFFERS TO BE ON BROKER'S CONTRACT. CLOSING TO TAKE PLACE AT ESCROW AGENT'S OFFICE.