



Commercial Property with Income for Sale— Lincoln County

T R O P H Y
PROPERTIES AND AUCTION
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PROPERTY ADDRESS:

122 Prairie Street
Whiteside, MO 63387

PRICE: \$185,000

ACRES: .54

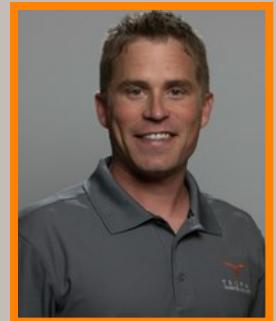
COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- Commercial Property with 2 Leases
- Newly Renovated Restaurant "Prairie Street Pub"
- 1 Bed / 1 Bath apartment rent is \$600/month
- U.S. Post Office rent is \$191/month
- Building is approx. 2,350 sf total
- Restaurant comes Turnkey (fully furnished)
- New electric throughout restaurant
- New HVAC in restaurant
- New waterlines in restaurant
- Updated Septic System

PROPERTY DESCRIPTION:

Commercial property includes two current leases in place and a newly renovated restaurant that is OPEN for business. Lease #1 is a 1 bed / 1 bath apartment with a rent at \$600/month. Lease #2 is the U.S. Post Office with rent of \$191/month. The restaurant features updated & new commercial kitchen appliances (new appliances include freezer, 2 fryers, grill top & base, pizza prep table) refrigerators, tables/ chairs, NICE walnut bar and an outdoor covered patio to enjoy outdoor dining. The restaurant is being sold turnkey and all furniture and fixtures will convey with sale; ready to stay open for business on closing day!! A great opportunity for a Buyer that wants an immediate return on their investment.



PRESENTED BY:

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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