

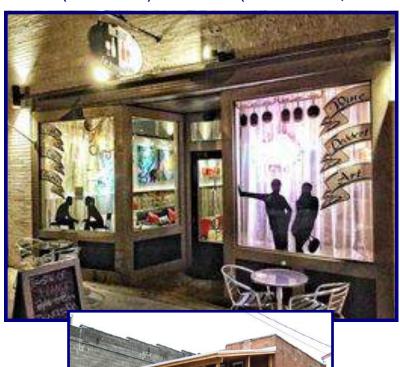
1202 Market Street
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UnColor Wine Bar & Gallery

COMPLETE TURN-KEY BUSINESS!

TOTAL RENOVATION!! 2016 (MAIN LEVEL) AND 2020/21 (LOWER LEVEL, COVERED DECK & PATIO)



\$325,000

Listing #JB950

114 East 4th Street, Hermann, MO 65041



Information herein is not warranted & subject to change without notice. We assume no liability for errors.



OWN THIS UPSCALE, CHIC BOUTIQUE BAR & EATERY LOCATED IN DOWNTOWN HISTORIC HERMANN!

Zoned C-1 General Commercial District Property is **Being Sold Turn-Key** Including: the Business Name; Signage; Gallery Hangwire System; All Contents Includes Main Level Furniture & Equipment (which was purchased during the 2016 Renovation of the main level); Main Level Kitchen Equipment which the Kitchen was built 2020/21; Lower Level Furniture & Equipment which was purchased during the Lower Level 2020/21 Renovation; All Furniture & Contents on the Deck & Patio; Two TV's; a 70-Volt Stereo System with Mic Capability Wired with Speakers on the Deck, Patio & Front of the Building; a Camera Security System, 3 Dishwashers (2 main level, 1 LL); 6 Refrigerators; 1 Mini-Freezer NOT INCLUDED: Artwork, Liquor, Some

Lower Level: Slate Floors, Granite Bar Top
Main Level: Birch Wood Topped Bar
Built 2020/21: Large Covered Deck with
Interlocking Watertight Composite Flooring
(Will Help Keep the Patio Dry) & a Large
Covered Concrete Patio. Your Patrons will
Enjoy Sitting on Either! As You Open the
Door to Enter the Deck from Inside the "Air
Curtain" Will Automatically Turn On & Blow Air
Down to Keep Insects Outside. Stylish Railings

Are Used on Both the Deck & Patio
Brick & Stone Two-Level Built Approx. 1900
Each Level is Approx. 1536 sq. ft. with Large
1/2 Baths on Each Level

Lot is 24' x 120' with Alley Access

Flat, Rolled Roof

Forced Air Natural Gas Furnace / Central Air Water Softener

Underground Electric & Callabyte Fiber Optic Internet

City Water & Sewer

Personal Items

2020 County & City Taxes: \$1,931.51 Listing Agent: Julie Bruckerhoff

<u>Directions</u>: In Hermann from the Missouri River Bridge on Hwy. 19 continue South on Hwy. 19 / Market Street for 4 blocks to left onto East 4th Street. Property is on the right.











































































































































