

**HARTMAN**  
REAL ESTATE

*Commercial*

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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  
Personal Items

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

2020 County & City Taxes: \$1,931.51

Listing Agent: Julie Bruckerhoff

Directions: 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.





















