

1202 Market Street
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## CIRCA 1898 RENOVATED FARMER'S MERCANTILE BUILDING

IDEAL for YOUR HOME and / or BUSINESS!

**BED & BREAKFAST POTENTIAL!** 

**ADJOINS the KATY TRAIL!** 

WITHIN 3 MILES of DOWNTOWN HISTORIC HERMANN!

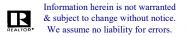


4,000 sq. ft. OF HISTORIC CHARM BUILT ABOUT 1898 & HAD SERVED AS A SOCIAL & COMMERCIAL CENTER FOR THE COMMUNITY.

Listed on the National Register of Historic Places

\$295,000 Listing #JB949

500 Walnut Street, Hermann (McKittrick), MO 65041



Built About 1898 2 Story Full Brick Completely Renovated 2009/2010:

Plumbing, Electric, Windows (Main Level Windows & 3 Doors have Tempered Glass), HVAC Systems, Insulated Walls & Ceiling, Installed a Commercial Kitchen (Kitchen Appliances are Negotiable), are Just the Major Improvements

Approximately 2000+ sq. ft. Each Level
Main Level Offers a Large Open Area with
Beautiful Pressed Tin Ceilings, Period Lighting
& Ceiling Fans, Deep Front Display Windows,
Gorgeous Wood Floors. The Kitchen Offers
Tile Flooring, a commercial 3-bay sink & a
commercial Larkin Exhaust Hood. There is
also a Large Bath on this Level & a Wide
Staircase Leading to the 2nd Floor

Upper Level is a Huge Open Area with Built-In Seating Along Both Lengths of the Room that also has the Beautiful Pressed Tin Ceilings, Period Lighting & Ceiling Fans You Will Find the Same Gorgeous Wood Floors as on the Main Level. Lots of Windows Flood this Level with Natural Light, a Raised Stage Area, a Closet & a Large Full Bath. The 2nd Level Would Make Ideal Living Quarters For You or B & B or Special Event Venue

Full Poured Concrete Wall & Concrete Floor
Basement (Approx. 6' High) with Sump Pump
Standing Seam Metal Roof (Repainted July 2021)
90' x 119' x 91' x 130' Level Corner Lot
Heat: High Efficiency Natural Gas (from Hermann)
Forced Air Furnaces -- 2 Units, 1 for Each Level
Air Conditioning: Central Electric -- 2 Units,
1 for Each Level

Water / Septic: Deep Well & Septic System with Concrete Tank & Laterals. Shared with Joey's Birdhouse B & B

Natural Gas 50-Gallon Hot Water Heater Located in Kitchen. Also Services Full Bath Upstairs Electric: Ameren. 2 Meters -- One for Each Level Huge Patio on South Side of Building Large Wooden Garage / Shed 2022 County & City Taxes: \$1,052.24 Old Sign on Outside of Building Not Included Property is Considered in a Floodplain -- Owner Believes Water has Never Been on the Main Flo

Believes Water has Never Been on the Main Floor Listing Agent: Julie Bruckerhoff

<u>Directions</u>: From Missouri River Bridge in
Hermann take Highway 19 North across the
Missouri River for 2.3 miles to right into the town of
McKittrick. Follow Main Street to the Mercantile Building
on your right.





































