

RESTAURANT FOR SALE

PRICE REDUCED:
\$589,000
4,724 SF
FREE STANDING
RESTAURANT/
RETAIL BUILDING
FOR SALE
ON HWY 14
IN SPARTA

7502 State Highway 14
Sparta, MO 65753

Presented By

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DESCRIPTION

Discover this exceptional 4,724 square foot newly remodeled restaurant, sports bar & entertainment venue in Sparta, Missouri. Strategically positioned on the corner of Highway 14, this property offers maximum visibility and traffic flow in one of Sparta's most accessible commercial corridors. The building has gone through extensive upgrades for buyers seeking a turnkey opportunity. With its proven location and convenience, this property represents a solid opportunity in Missouri's growing food service market. The high-traffic location ensures consistent customer flow, while the fully renovated infill eliminates downtime concerns and provides immediate use from day one.

RESTAURANT / RETAIL BUILDING FOR SALE
OWNER FINANCE AVAILABLE:
20 YEAR AMORTIZATION (P&I)
\$250,000 DOWN
6.99% RATE
3 YEAR BALLOON
PRICE REDUCED: \$589,000 (\$124.00 / SF)

Sale Price Reduced:

\$589,000**PROPERTY INFORMATION**

Building Size	4,724/SF
Frontage	105 LF
Lot Size	0.58 Acres
Zoning	GB - General Business
Property Type	Retail / Restaurant
2024 Tax:	\$4,889.37
APN #	120736002004001000

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LOCATION DESCRIPTION

Located along the busy corridor on Hwy 14 at the intersection of S Oak St. in Sparta

FRONTAGE STREET	HWY 14
ACCESS	Great
PARKING AEA	Great
TOPOGRAPHY	Level
PUBLIC UTILITIES	Electricity & Water
SEWER	City Utilities
UNDERGROUND UTILITIES	Yes
PREDOMINANT CONSTRUCTION	Red-Iron with metal siding and metal roof
PARKING AEA	Paved open surface parking
FOUNDATION	Slab
Electric service	Two - 200 AMP Service
Gas	1,000 Gallon Propane Tank
Insulation	Sprayed Foam Throughout





SPECIAL FEATURES

- Kitchen
- 2 restrooms
- 21 secured parking spaces
- Newly refinished epoxy flooring
- New and upgraded electrical and plumbing (inside & out)
- (2) Exterior storage buildings with freezers & storage
- Two propane furnaces with 1,000 gallon buried propane tank
- Instant heaters under the sinks
- Wireless outdoor digital sign
- Resealed asphalt parking lot plus outdoor covered seating seats 24 people
- ADT security camera system throughout
- Passed Christian County Health Dept. as restaurant & bar in April 2025
- Approved with City of Sparta & Missouri Division of Alcohol to sell "Liquor by the Drink"



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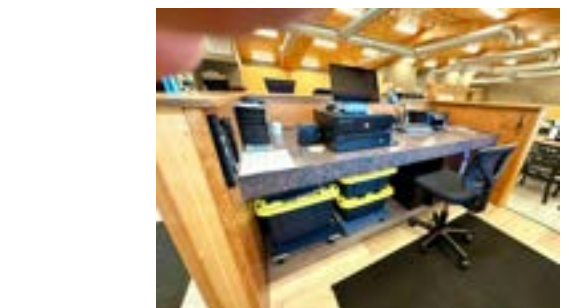


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Dry Storage - Building



Dry Area Storage

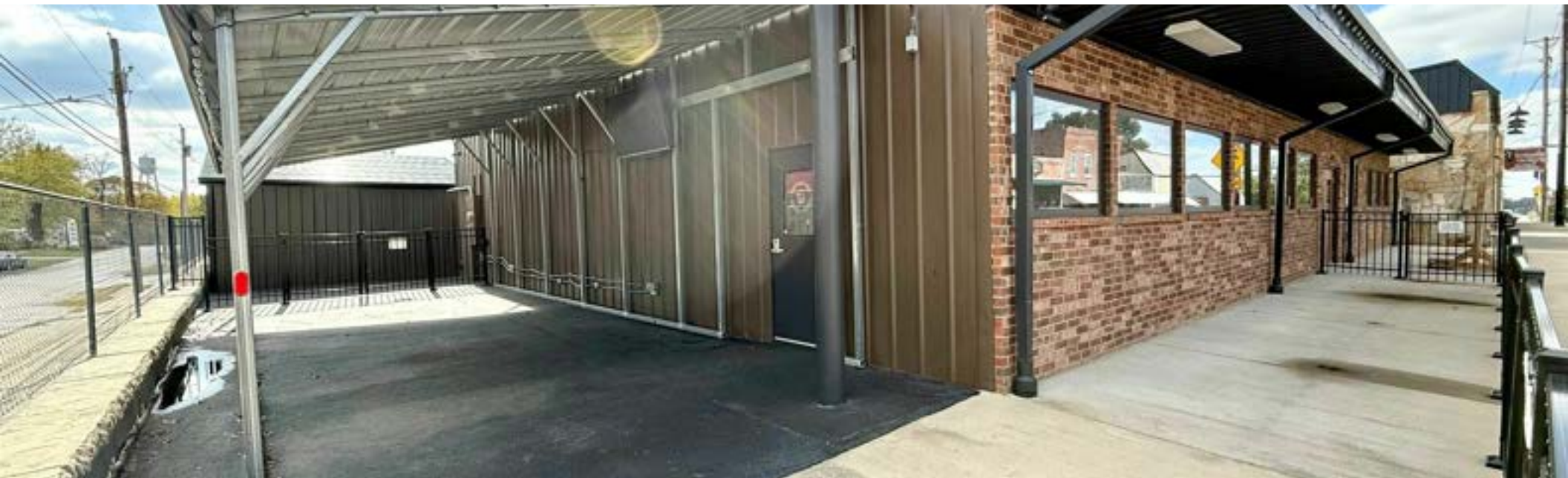


Freezer Storage Building



Freezer Storage Area





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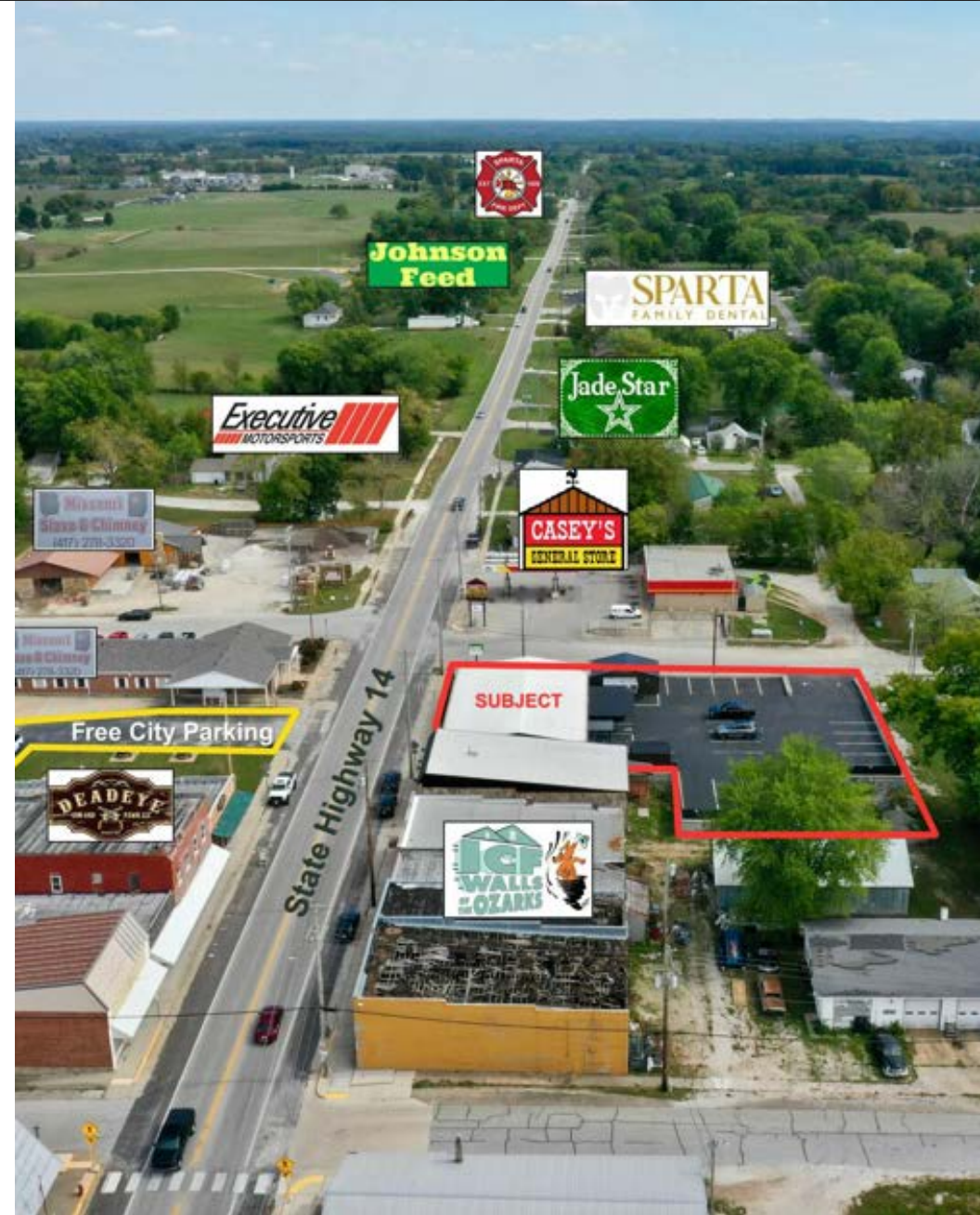
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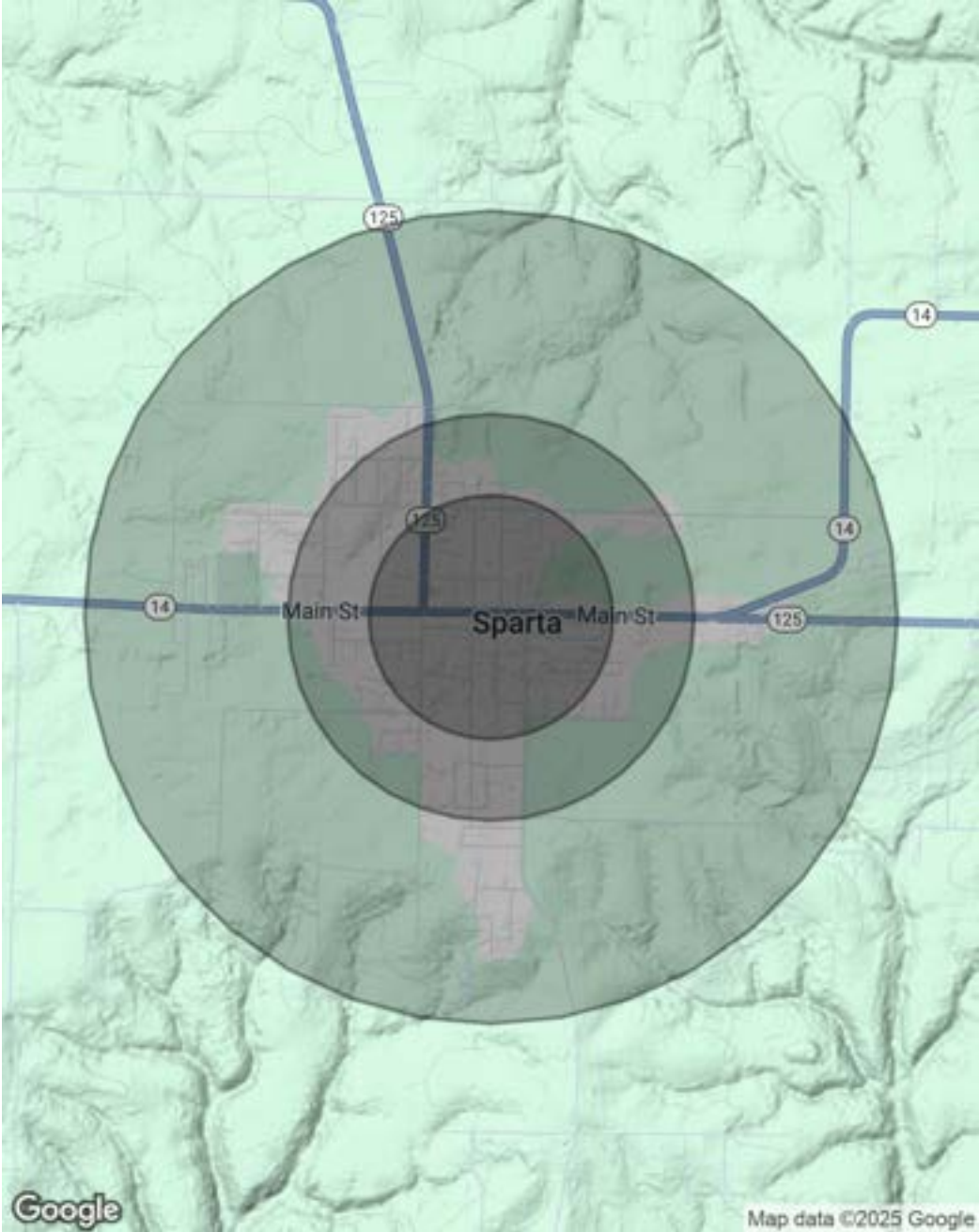
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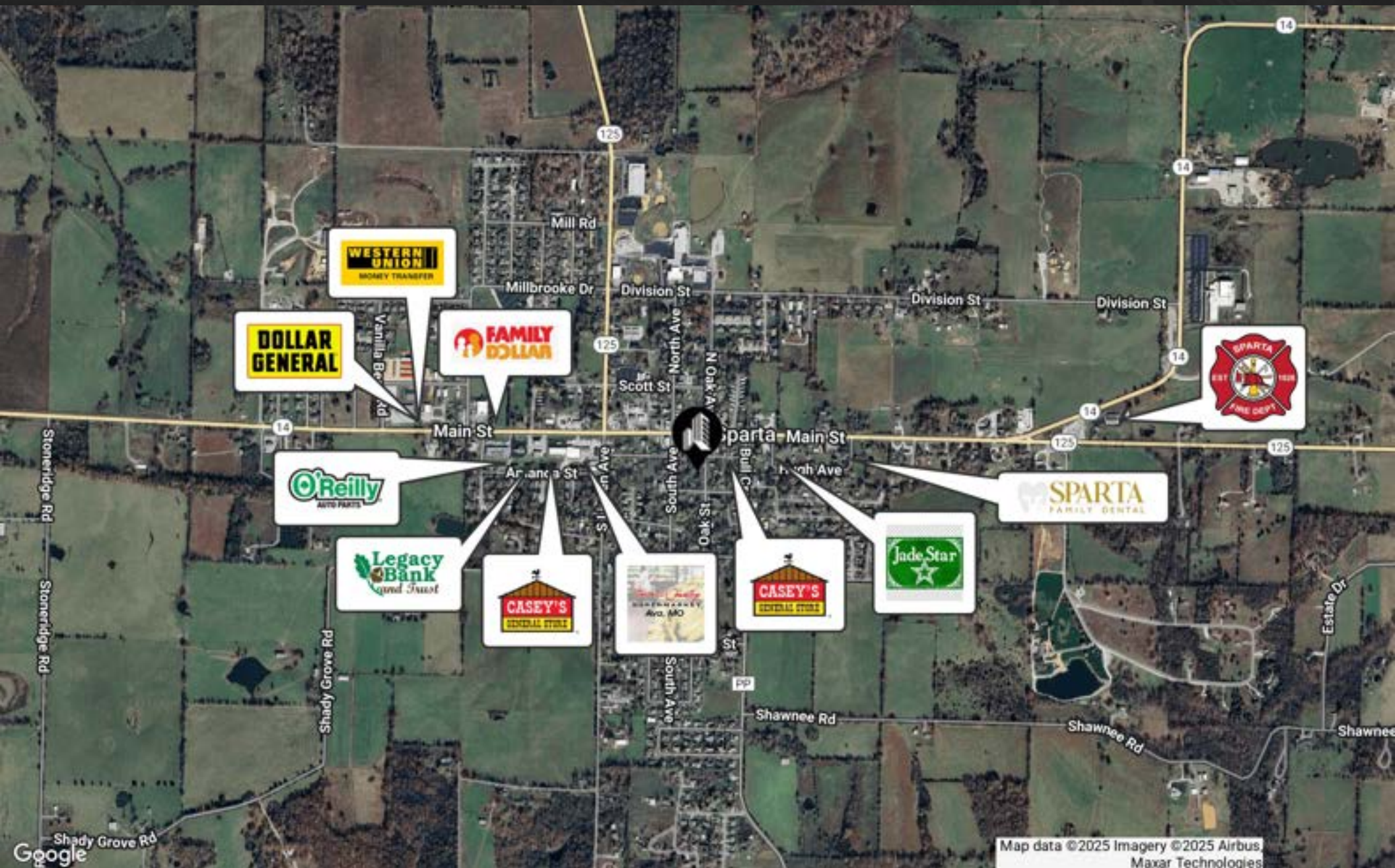
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	662	1,449	2,246
Average Age	38	38	38
Average Age (Male)	36	36	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	244	535	829
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$77,498	\$77,513	\$78,026
Average House Value	\$223,111	\$223,131	\$223,797

Demographics data derived from AlphaMap





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