

INVESTMENT
OPPORTUNITY

SALE PRICE
\$1,750,000

PRIME DOWNTOWN STL INVESTMENT OPPORTUNITY NEXT TO BUSCH STADIUM

Restaurant Space Ready for New Operator



701 South Broadway St. Louis, Missouri 63102



Please call **Mark or Ron** to learn more and schedule a tour.

KRAMER COMMERCIAL REALTY, LLC

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Summary Executive



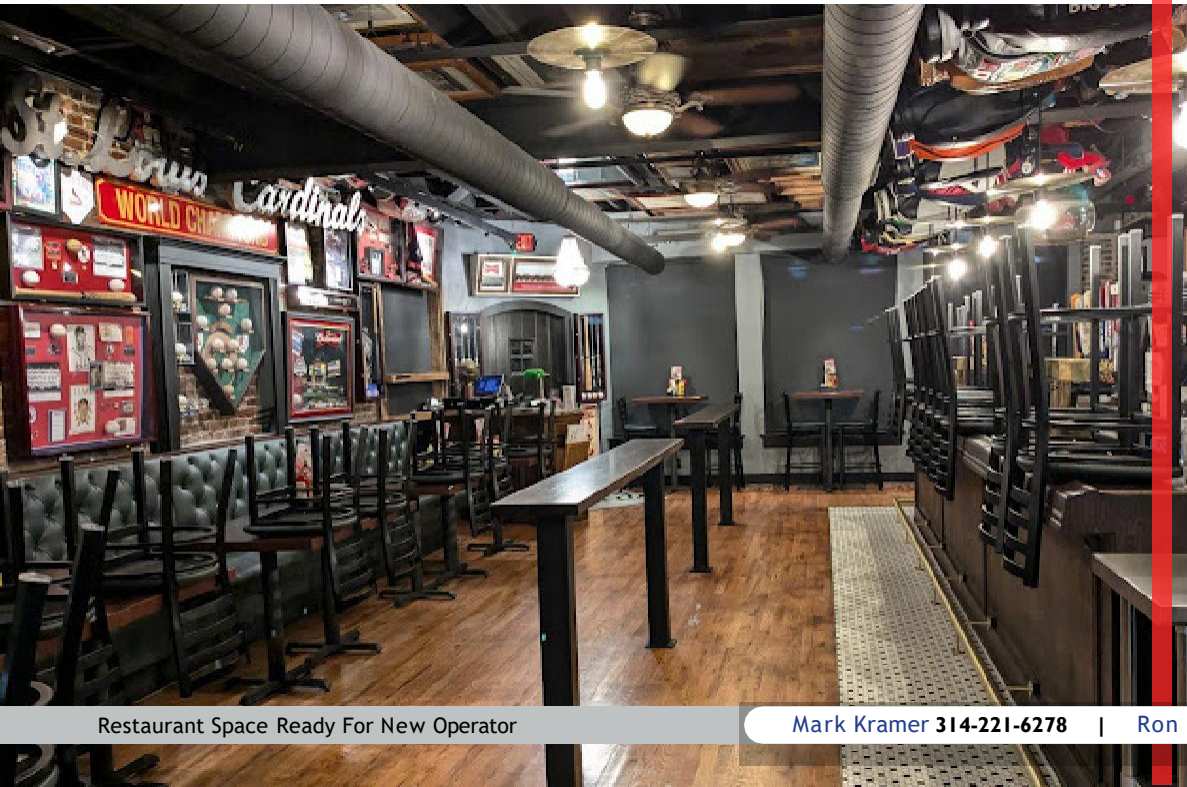
A Historical Building Became An Architectural Asset To The Community.

Previously Billys on Broadway restaurant, Ready for New Operator

This is set up as an upscale sports bar located in a totally new remodeled building that has been a bar going back to 1890.

Premier location just a block and half from Busch stadium with 4 bars, 3 patios, outdoor stage and rooftop lounge. Perfect for music, food and fun before any big downtown event! Great Parking all around building with (Parking Easements)!

The facility offers multiple bars, one rooftop bar with a panoramic view of the Busch Stadium, sufficient parking, great food, live entertainment, and more.



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Property Highlights



Location

701 South Broadway St.
Louis, Missouri 63102



Lot Size:

6,400 sqft



Restaurant Size:

2,000 sqft Plus 1,000 sq ft patio with heaters for year-round use.



Year Built:

1890, totally remodeled in 2023



Amenities:

Includes several beautiful patio, multiple rare parking lots and free parking for use on off game days



Restaurant Features:

Two-story restaurant/bar with a stunning second floor patio.



Music Sports Bar :

Multiple bars, one rooftop bar with a panoramic view of the Busch Stadium, sufficient parking, great food, live entertainment, & more.

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Completely remodeled 2022-2023



All new kitchen equipment



All new Furniture, fixtures and equipment.

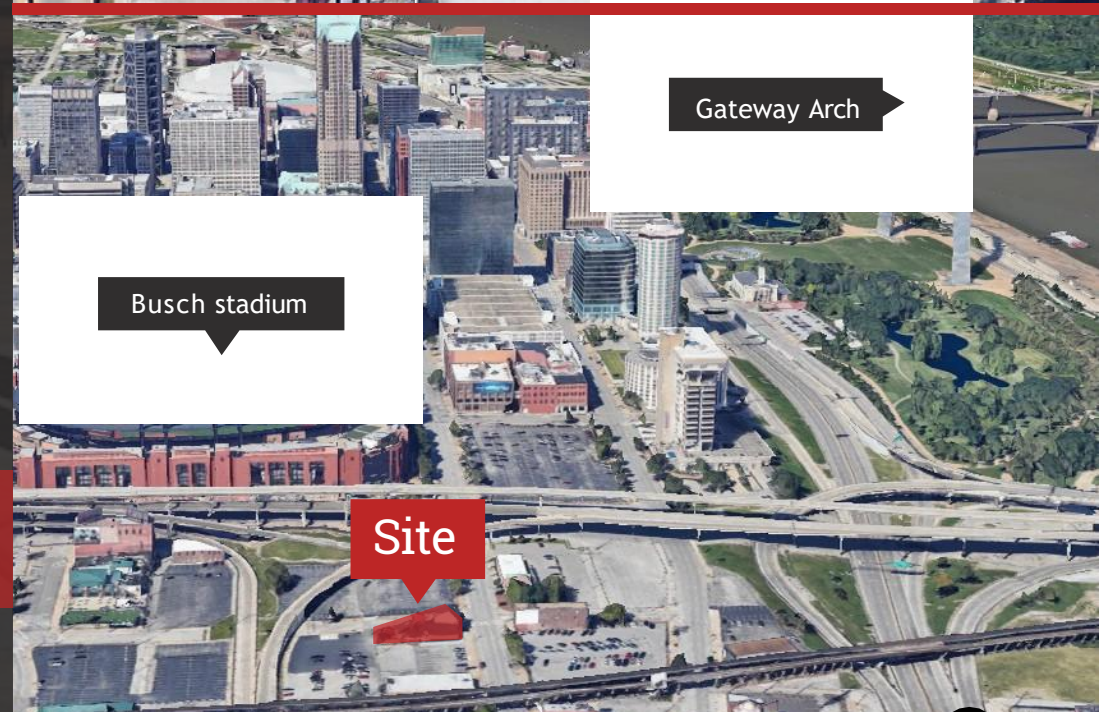
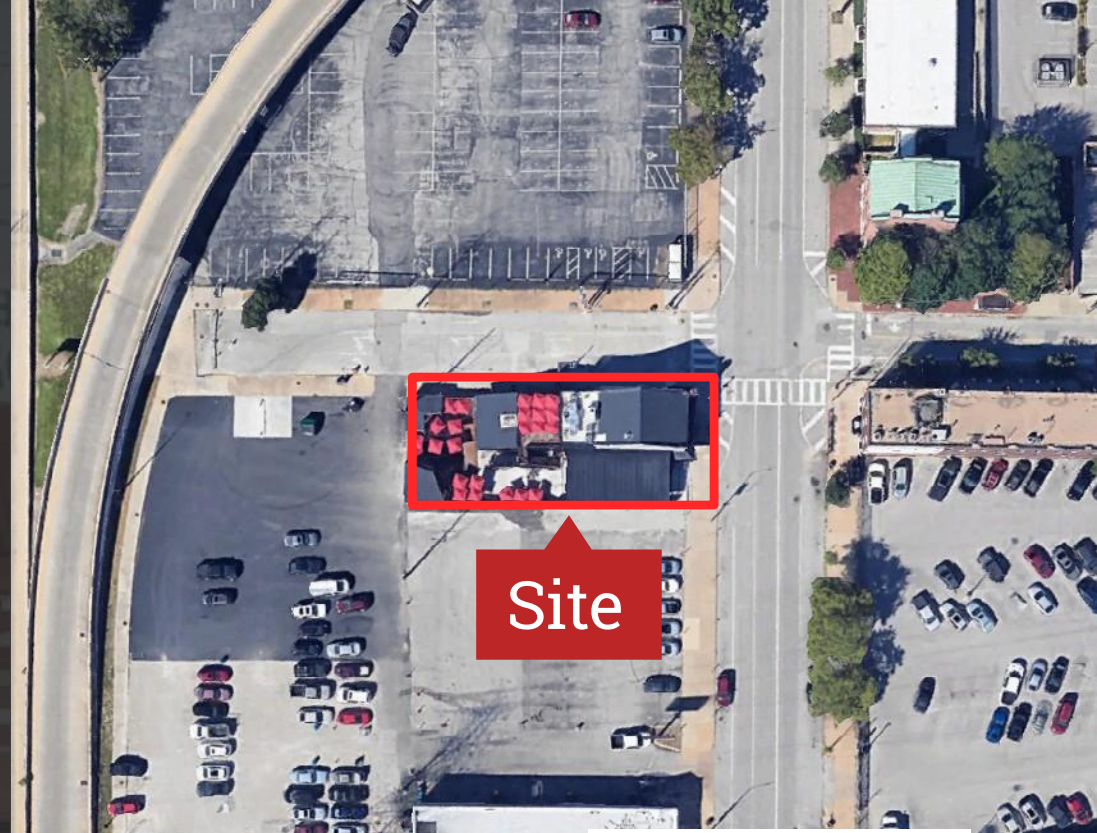


Across the street from Busch stadium



New plumbing, electrical, sprinkler system and camera system! Everything has been updated!

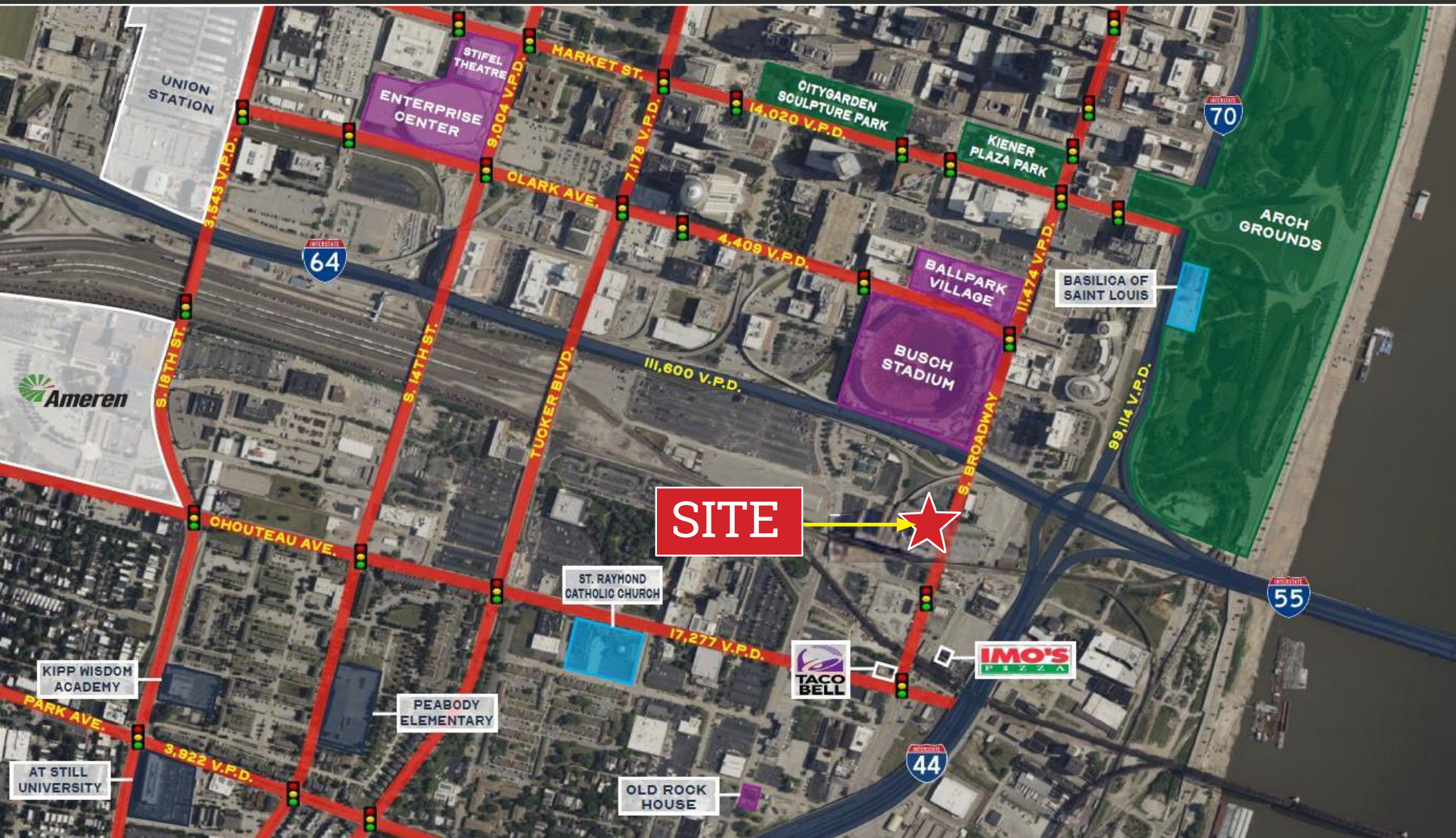
Décor, personal items and memorabilia not included in sale price (can be negotiated)



Market Overview



Locations - Aerial Map



Market Overview

St. Louis, MO

St. Louis, situated near the confluence of the Mississippi and Missouri rivers, is a significant economic hub in the Midwest. The St. Louis economy is expected to experience modest growth in the coming years. Projections indicate a 0.4% increase in home values by May 2024 and a 1.7% rise by October 2025, suggesting a stable real estate market.

Economic Indicators:

Gross Domestic Product (GDP): In 2022, the GDP of Greater St. Louis was approximately \$178.66 billion, reflecting a steady economic performance.

Source: STATISTA

Employment: As of November 2024, the civilian labor force in the St. Louis, MO-IL area was about 1.508 million, with an employment figure of approximately 1.458 million, indicating a stable job market. Source: BUREAU OF LABOR STATISTICS

Major Employers:

St. Louis is home to several Fortune 500 companies, including:

- Centene Corporation
- Emerson Electric
- Reinsurance Group of America
- Edward Jones
- Graybar Electric
- Ameren

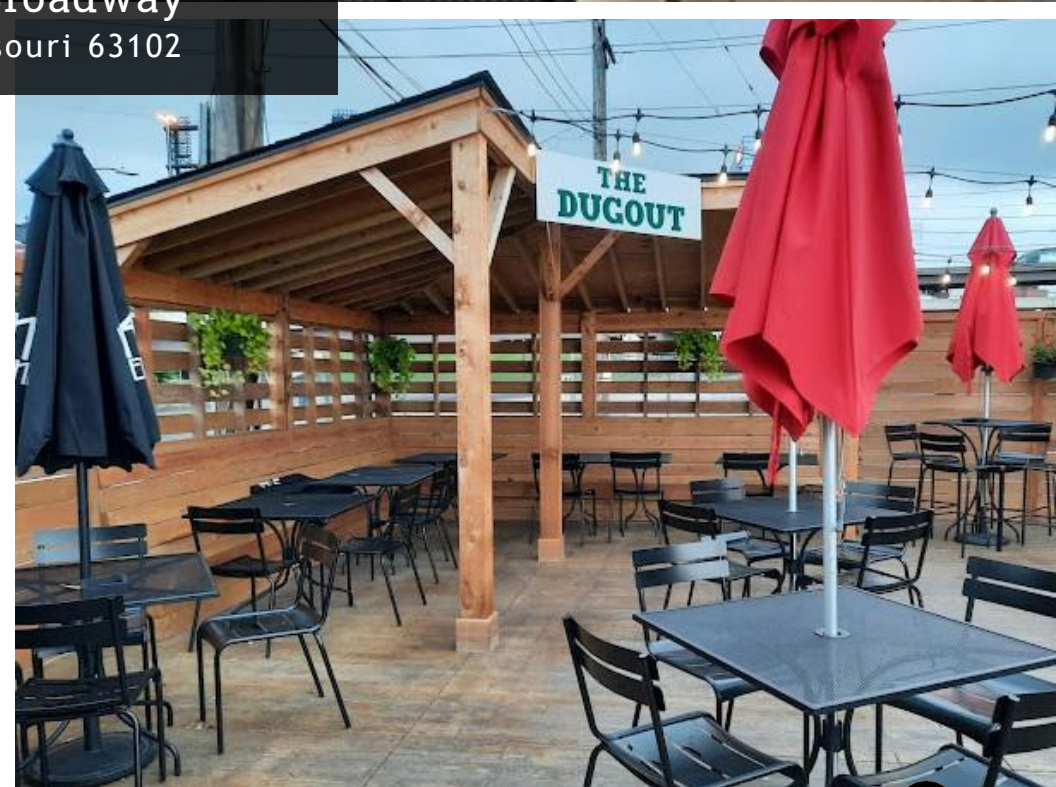
These corporations play a significant role in the local economy, providing employment and contributing to the city's economic stability.



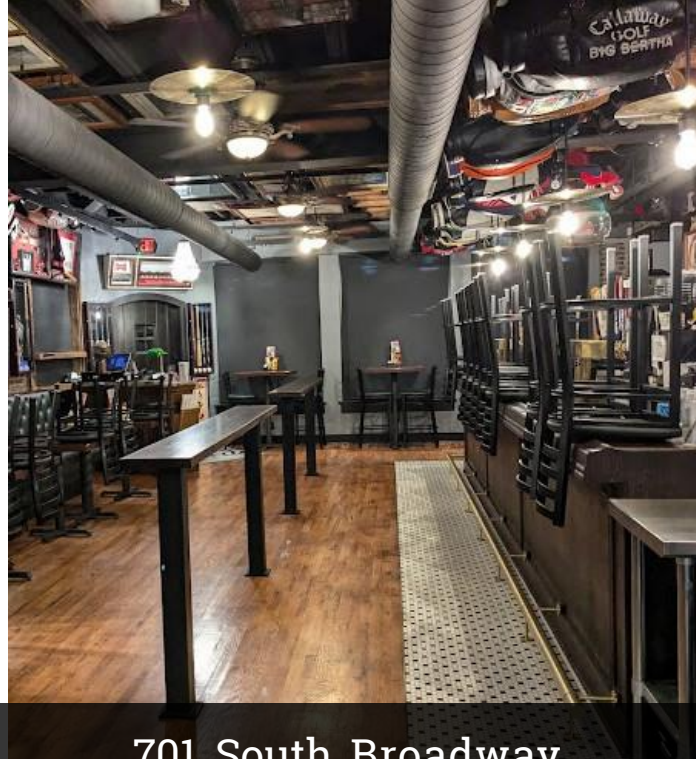
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