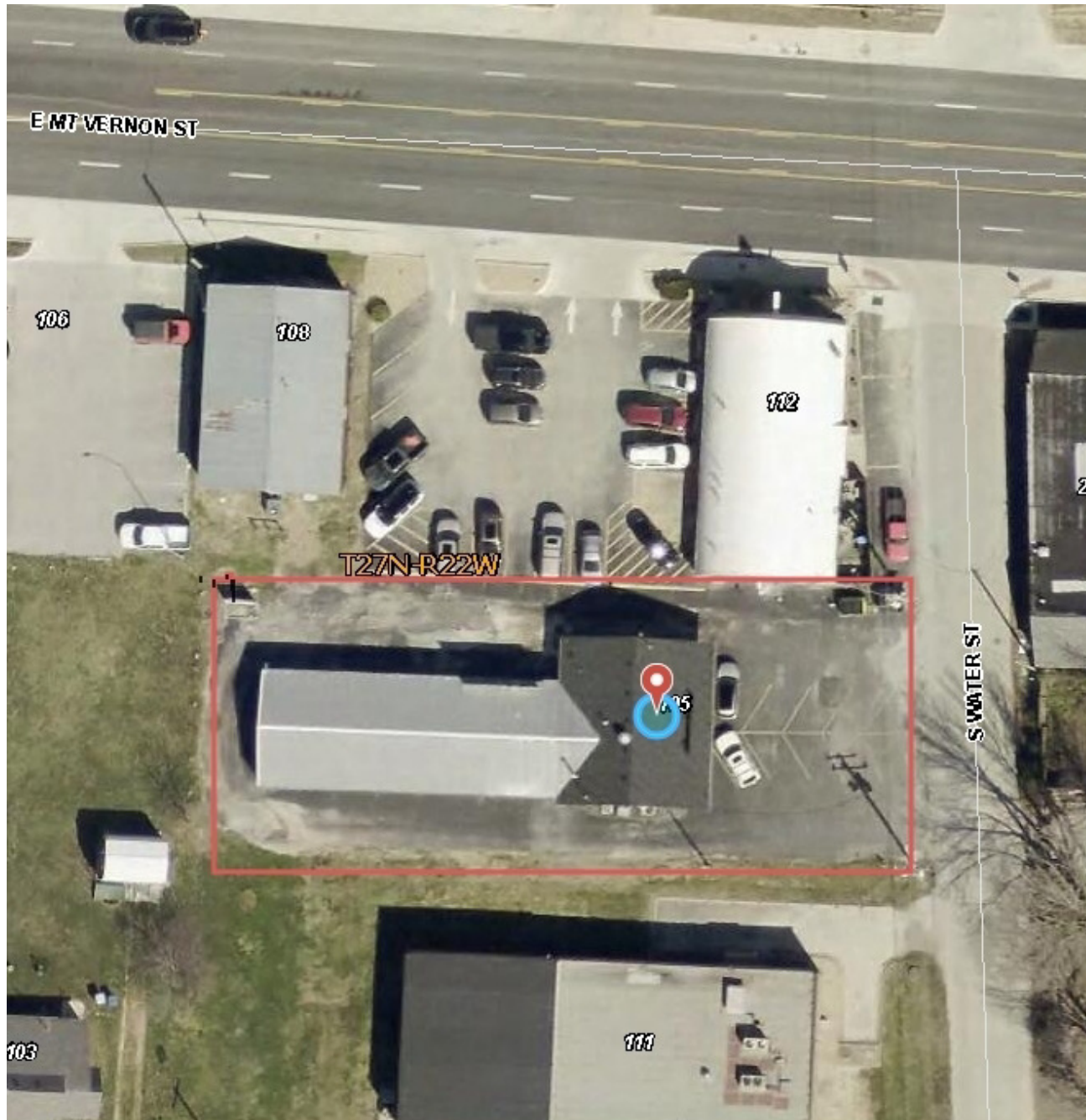




1900/SF RESTAURANT FOR SALE OR LEASE IN NIXA

105 S. Water St.
Nixa MO 65714

Presented By

GERALD ZAMORA

Senior Advisor

417.522.9940

gerald.zamora@zamora.pro

1715 W James River Rd

Ozark, MO 65721

417.522.9940 | thefirmcommercial.pro



Sale Price	\$550,000
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Lease Rate	\$25.26 / SF (MG)
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LOCATION DESCRIPTION

Property	1900' Restaurant / For Sale or Lease with Drive Thru
Street Address	105 S Water St.
City, State, Zip	Nixa, MO 65714
County	Christian
Market	Nixa
Cross-Streets	Mt Vernon & Water St.

PROPERTY INFORMATION

Building Size	1900 / SF
Lease Rate	\$25.26 SF/ NNN
Monthly Lease Rate	\$4,000.000
Property Type	Retail / Restaurant
Zoning	General Commercial
Lot Size	0.34 Acres
Last Year Renovated	2025
APN #	100613003003001000
2024 Tax:	\$5,124.69
Year Built	1955
Parking Spaces	8



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105 S WATER STREET, NIXA MO 65714

Thank you for looking at this 1900 SF Restaurant For Sale or Lease Located near a busy intersection of Mt Vernon & Water St.

1,900 sf with a full kitchen, prep area, walk up counter, wet bar and walk-in cooler

.34 acres zoned General Commercial

2024 tax: \$5,124.69

Drive thru

Equipment is negotiable

For Sale: \$550,000

For Lease: \$21.63 / SF (MG)

Please contact the listing agent for additional information

PROPERTY FEATURES

- **12' Hood with ANSUL System**
- **8' Hood System**
- **Drive Thru**
- **Storage Units - twelve 10 foot over head doors**
- **Walk up counter**
- **Wet Bar**
- **Two Restrooms**
- **Tankless Water Heater**
- **3 Phase Electrical**
- **Three hand washing sinks**
- **Prep sink**
- **Three Compartment Sink**
- **Grease Trap**
- **Full Service Kitchen**
- **Full prep area**
- **Dry Storage**
- **Walk in cooler**
- **14 Camera security system**
- **All brick exterior**
- **Equipment is negotiable**



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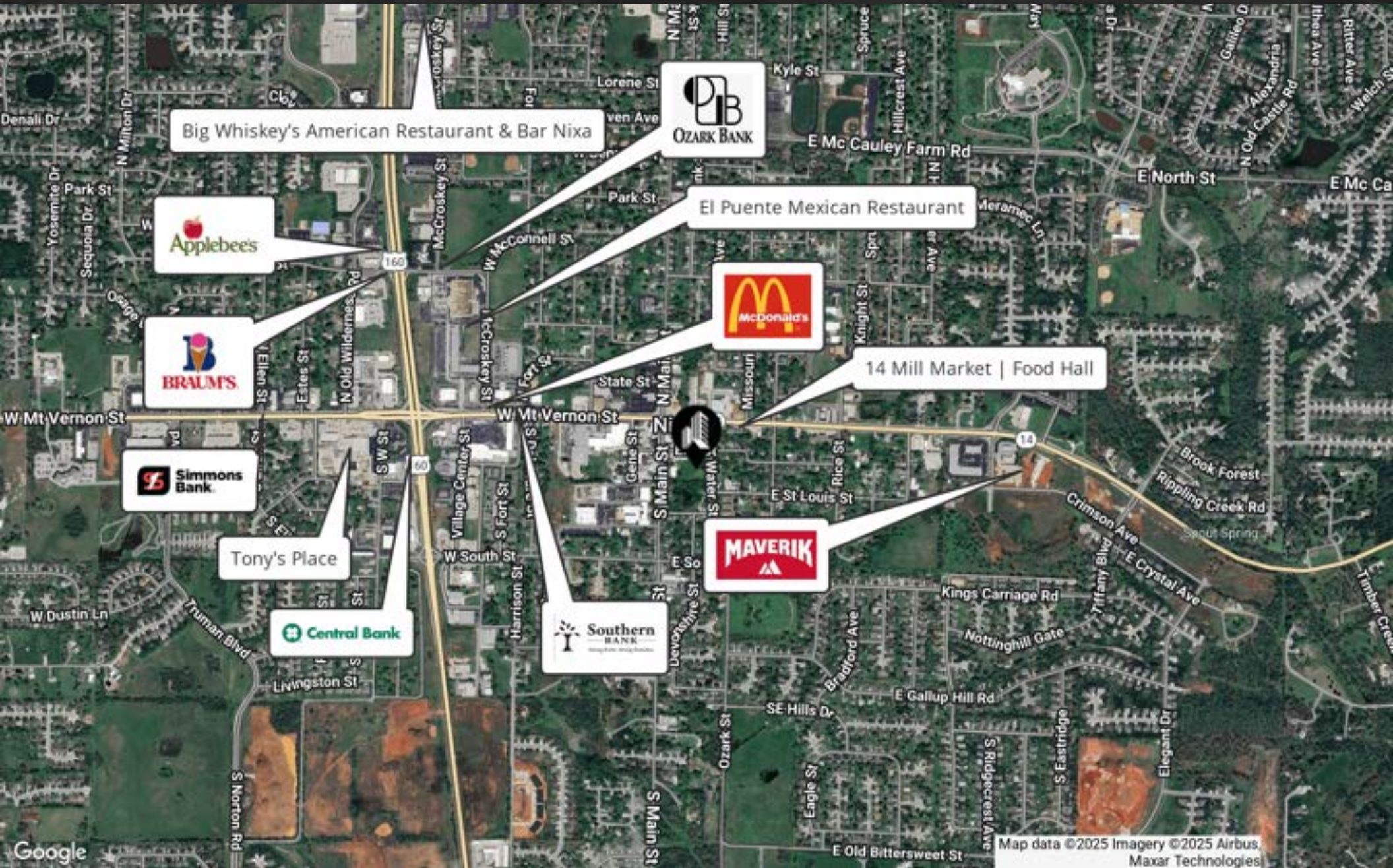
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**GERALD ZAMORA****Senior Advisor**

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Direct: 417.522.9940**PROFESSIONAL BACKGROUND**

Gerald Zamora serves as a Commercial Advisor with Zamora Real Estate Powered by The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

2021 Trusted Advisers Commercial Realtor
2022 CoStar POWERBROKER Top Broker Winner
2023 CREXI Platinum Broker Award Winner
2023 CoStar Power Broker - Zamora Real Estate
Residential Broker since 2004

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