

BUSINESS & BUILDING FOR SALE

\$1,600,000



HAPPY HOUSE SUPER BUFFET

840 US 60, Monett, MO 65708

- CONSISTENT HIGH-REVENUE Restaurant Business
- Sale Includes BUSINESS, BUILDING & LAND
- PRIME LOCATION
- EXCELLENT VISIBILITY & EASY ACCESS
- LARGE DINING AREA & DRIVE-THRU SERVICE
- EXCELLENT HIGHWAY ACCESS
- STRONG LOCAL ECONOMY



Hieu Dang

417.419.6488

hieu.dang@reecenichols.com

BUSINESS & BUILDING FOR SALE

PROPERTY DETAILS

- Consistent HIGH-REVENUE Restaurant Business
- Sale Includes BUSINESS, BUILDING & LAND
- PRIME LOCATION with EXCELLENT VISIBILITY & EASY ACCESS
- LARGE DINING AREA with Significant Seating Capacity
- DRIVE-THRU Service for Added Convenience and Revenue Potential
- EXCELLENT HIGHWAY ACCESS
- STRONG LOCAL ECONOMY Supported by Manufacturing, Healthcare, and Retail Employers
- Established Reputation and Loyal Customer Base
- Strong Regional Draw Serving Monett and Surrounding Communities
- Stable, Experienced Staff for Smooth Ownership Transition
- Turnkey Operation
- Ample Room for Catering, Events, and Future Expansion
- Recent Capital Improvements Including New Roof and New Cooler Units
- Rare Combination of Profitable Business and Commercial Real Estate Ownership
- Ideal Opportunity for Owner-Operators, Investors, or Multi-Unit Restaurant Groups
- Long-Term Growth Potential in a Stable Market

SUMMARY



INFORMATION:

- Restaurant Size: 7,260 SF
- Lot Size: 1.83 Acres
- Sale Includes: Business, Building & Land
- Large Dining Area & Drive-thru Service
- Recent Updates: New Roof & New Cooler Units
- Large Parking Lot with Excellent Access
- Established, Active Restaurant Business

BUSINESS & BUILDING FOR SALE

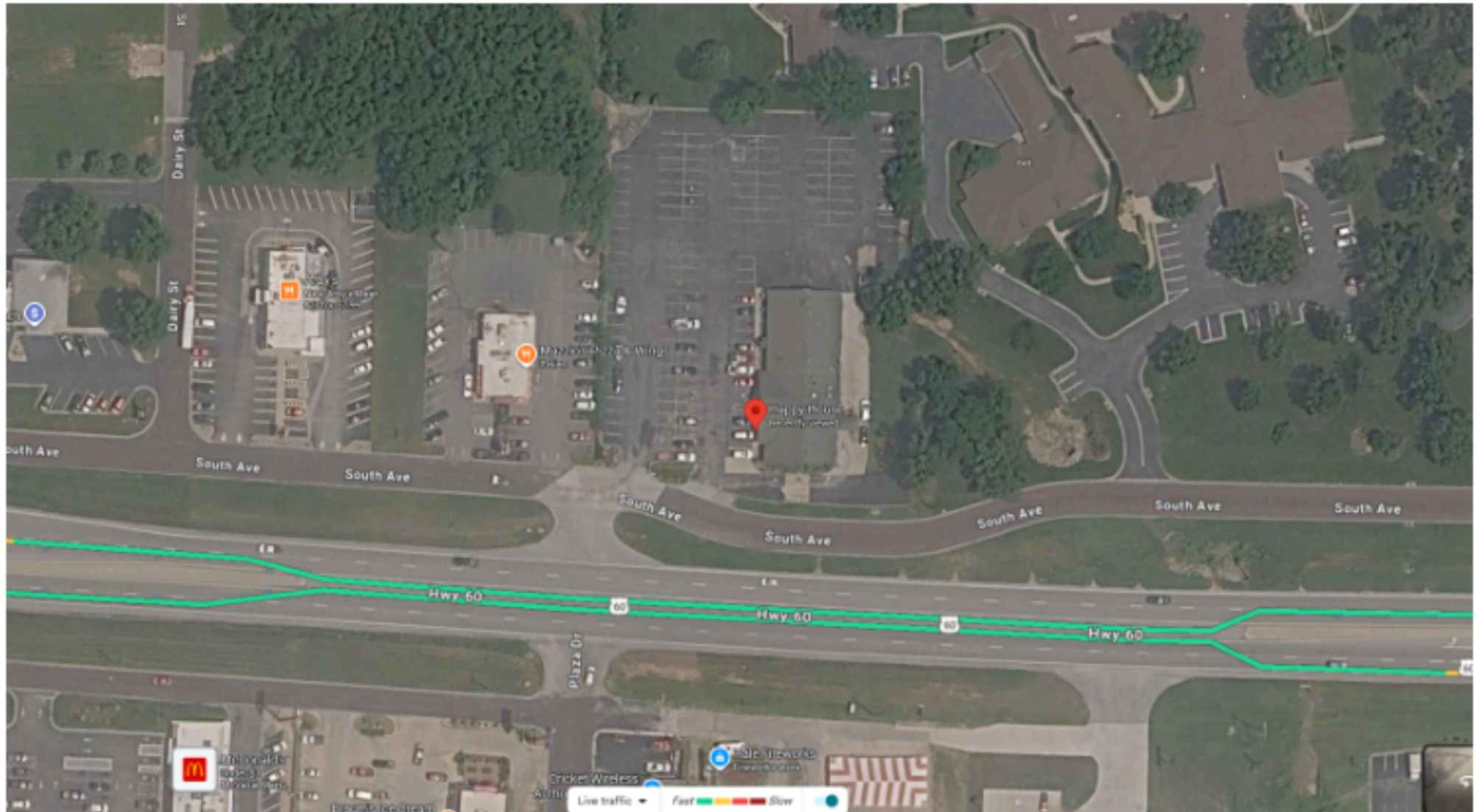
AERIAL



The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2024

BUSINESS & BUILDING FOR SALE

AERIAL



The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2024

BUSINESS & BUILDING FOR SALE



PHOTOS



BUSINESS & BUILDING FOR SALE



PHOTOS



BUSINESS & BUILDING FOR SALE



PHOTOS



BUSINESS & BUILDING FOR SALE



PHOTOS



BUSINESS & BUILDING FOR SALE



PHOTOS



BUSINESS & BUILDING FOR SALE

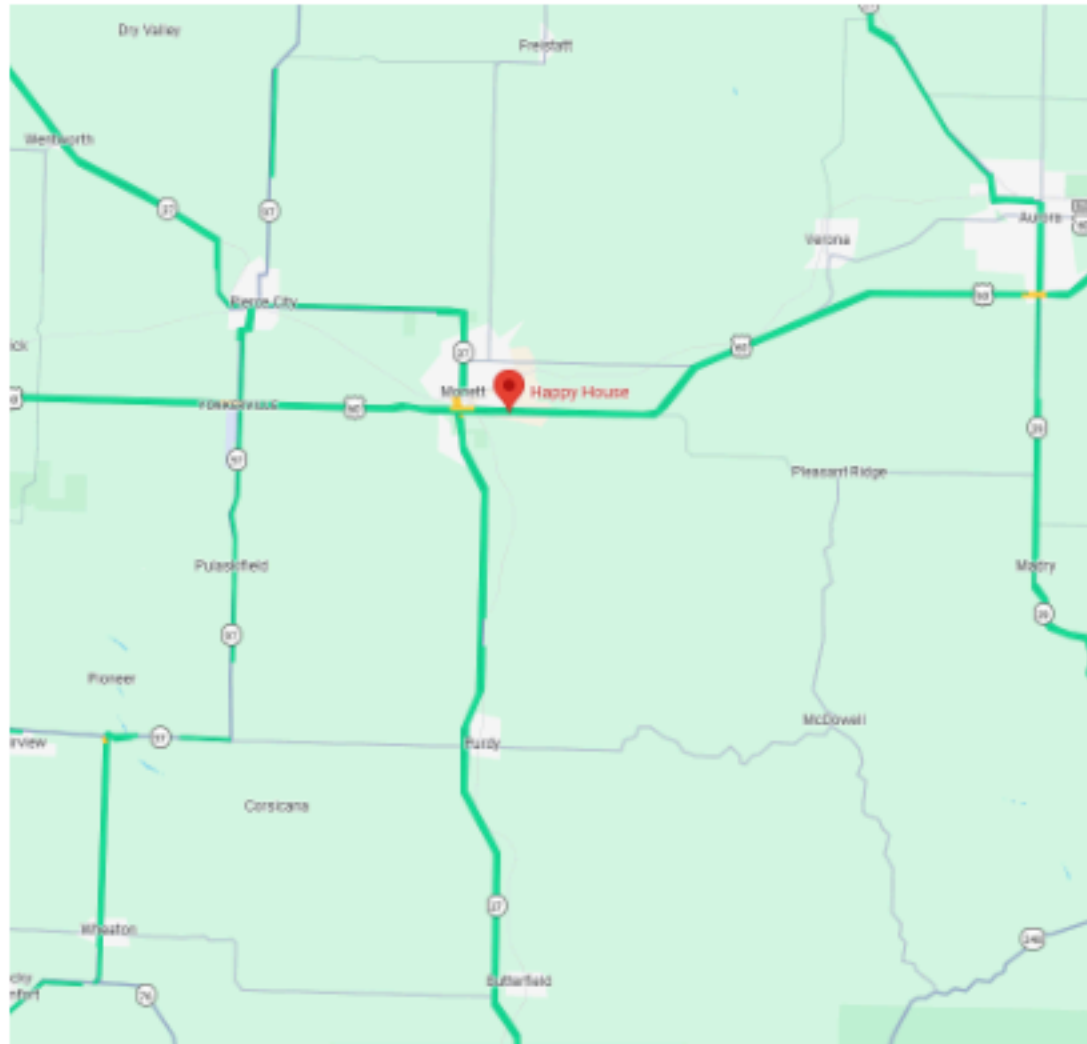


PHOTOS



BUSINESS & BUILDING FOR SALE

TRADE AREA



65708 Zip Code Information

- Population Served: 13,000+ residents
- Median Household Income: ~\$53,000
- Median Age: ~35 years
- Regional Trade Area: Barry & Lawrence Counties
- US-60 Highway Access