



FOR SALE...EXTREMELY SUCCESSFUL THRIVING RESTAURANT... DRIVE-THRU WINDOW

925 S. NEOSHO BLVD & NEOSHO MISSOURI 64850

TURN-KEY BUSINESS ... REAL ESTATE... FURNITURE... FIXTURES... EQUIPMENT



FOR INFORMATION CONTACT REECE COMMERCIAL...

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DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.



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PROPERTY HIGHLIGHTS:

Building Size: 4,814 square feet
Lot Size: 1.17 acres
Real Estate Taxes: \$8,447
Year Built/Remodeled: 1960 / 2021
HVAC: Central, electric
Kitchen: Fully equipped
Parking: Paved
Utilities: Electric, gas, high Speed internet, and Public Sewer
Location: Highly visible, located on a major commercial corridor
Tours: Call agent, by appointment only

PRICE: \$1,690,000, includes business, real estate, furniture, fixtures, equipment
Additional Information & financials available by completing an NDA.

Started from scratch in 2016 as a small 700 sq. ft. coffee shop, MOJOE'S has seen sales increase every year through 2021. The original building quickly became too small to accommodate the growing sales volume and demand, prompting the owners to seek larger premises. In 2020, the building next door was purchased and fully renovated, allowing for much-needed expansion. The new 4,814 sq. ft. building was completed in June 2021, offering a larger menu selection, ample parking, patio that seats up to 32 customers, dining room serving approximately 60 guests, double drive-thru Pick-up window, delivery vehicle and a bakery providing baked goods for the restaurant and special orders. In May 2023, Door-Dash sales were added, further increasing delivery and sales opportunities. MOJOE's is a business success story, with sales volume increasing by every year over the past several years. The potential for further revenue and profit growth awaits a new owner operator.

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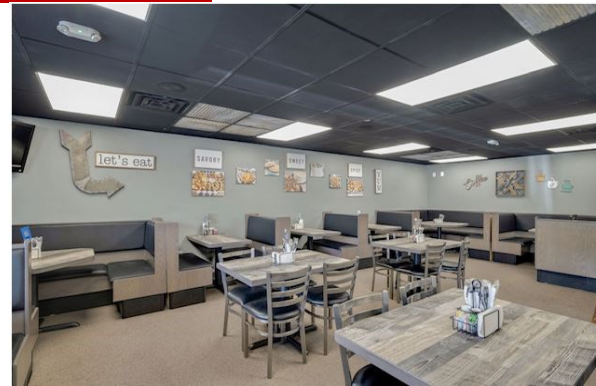
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EXTERIOR



DINING ROOM



DINING ROOM



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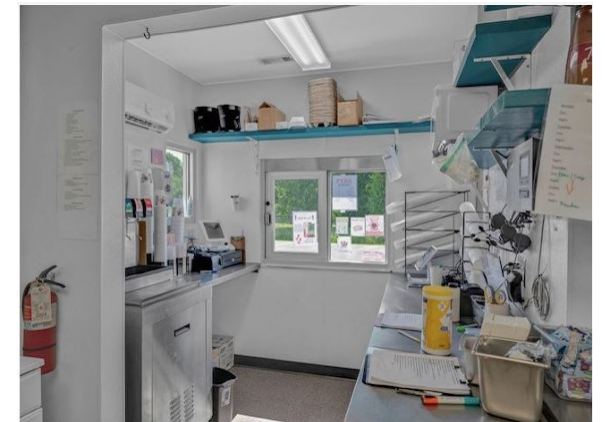
KITCHEN



KITCHEN & OFFICE AREA



STORAGE... DRIVE-THRU



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TOTAL: 4124 sq. ft

FLOOR 1: 4124 sq. ft

EXCLUDED AREAS: STORAGE: 402 sq. ft, PATIO: 663 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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NEOSHO, MO "SMALL TOWN FEEL.. BIG TOWN OPPORTUNITIES";

While Neosho is primarily known for its historical significance and natural beauty, it also has a diverse industrial base that contributes to the local economy. Manufacturing plays a significant role in Neosho's economy. The city is home to several manufacturing companies, including those in the automotive, metal fabrication, and machinery sectors. These companies produce a wide range of products, including automotive parts, high-quality furniture, industrial machinery, and metal products. Food Processing: Neosho is known for its food processing industry, which includes companies involved in the production of meat products, eggs, snacks, baked goods, and dairy products. These companies employ a significant number of local residents and contribute to the region's agricultural sector. Transportation and Logistics: Neosho's strategic location near major highways and transportation routes makes it attractive for transportation and logistics companies. The city serves as a hub for distribution centers and warehouses, supporting the efficient movement of goods across the region. Neosho is also known for great public schools, shopping, restaurants, entertainment, and parks... **a good place to live and to work!**

CROWDER COLLEGE





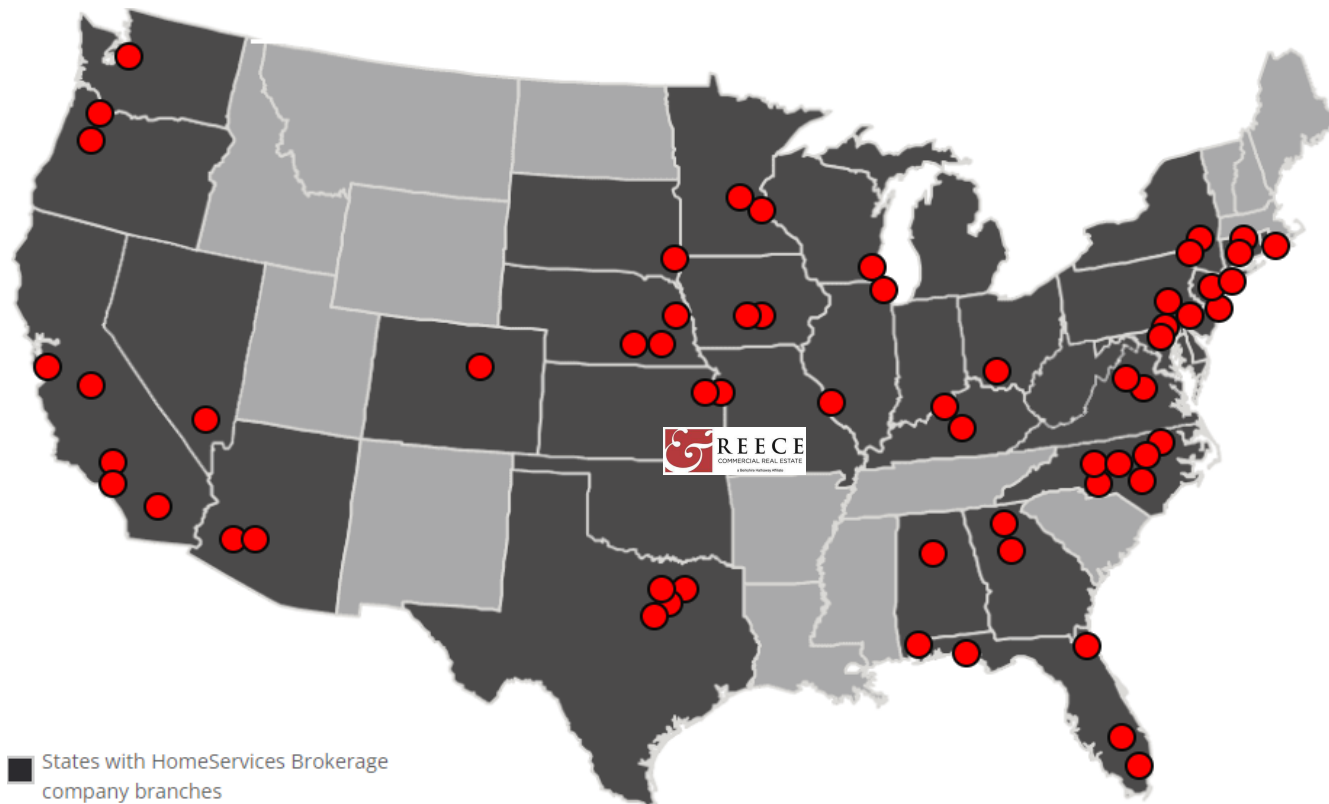
REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

Local leadership. National footprint.

Our global reach and our national affiliation with Berkshire Hathaway, combined with our local/regional knowledge of the market will connect you with active buyers, sellers, tenants and Landlords.



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