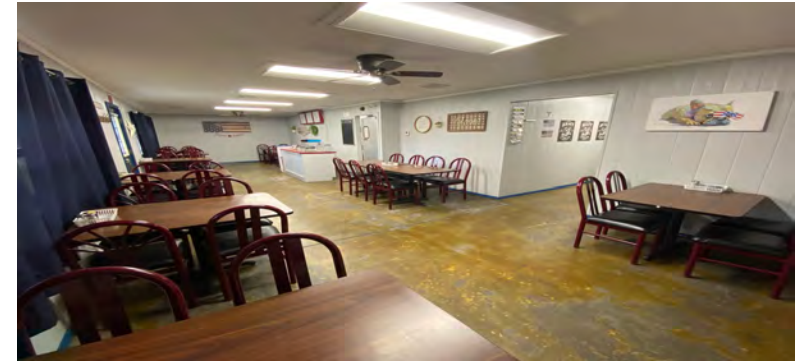


FOR SALE

215 SOUTH WASHINGTON ST. | WALNUT GROVE, MO. 65806



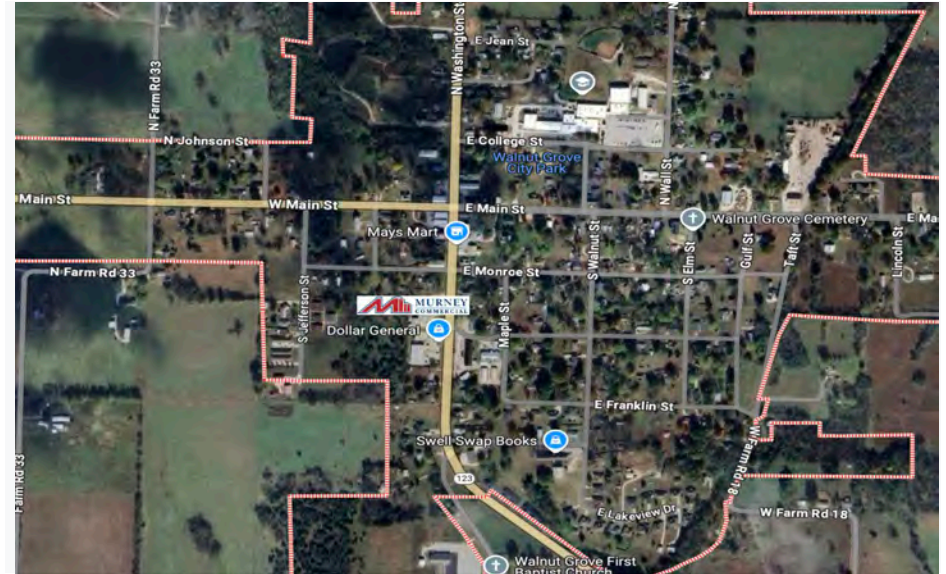
RETAIL / TURNKEY RESTAURANT

- Built in 2005
- 1,200 SF m/l
- 17,816 sf m/l Lot
- Plenty of Front Door Parking
- C-1 Zoning
- Utilities at Site
- ALL FF&E Included
- Multiple Uses Allowed

Mark Kerivan | 417-575-1271 | mkerivan@murney.com

MURNEY COMMERCIAL
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

EXECUTIVE SUMMARY



PROPERTY SUMMARY

| | |
|---------------|---------------|
| LIST PRICE | \$175,000 |
| LOT SIZE | 17,820 sf m/l |
| BUILDING SIZE | 1,200 SF |
| BUILT | 2005 |
| PARKING | Gravel Lot |
| ZONING | C-1 |
| MARKET | Walnut Grove |
| TAXES | \$2,735 |

PROPERTY OVERVIEW

TURN KEY RESTAURANT FOR SALE!!

All FF&E shall remain, Restaurant equipment, tables, chairs and the photos describe the majority of contents in detail. There appears to be room for outdoor seating and entertainment regardless if "horseshoes, corn hole, or music..." on this 17,820 m/l sf lot. Built in 2005.

Enjoy the camaraderie of being in the heart of a thriving, rural town community!

Buyers and Buyers agent to perform any and all Due Diligence needs.

**RESTAURANT
RETAIL**

215 SOUTH WASHINGTON ST. | WALNUT GROVE, MO. 65770

ADDITIONAL PHOTOS



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AERIAL MAP VIEW

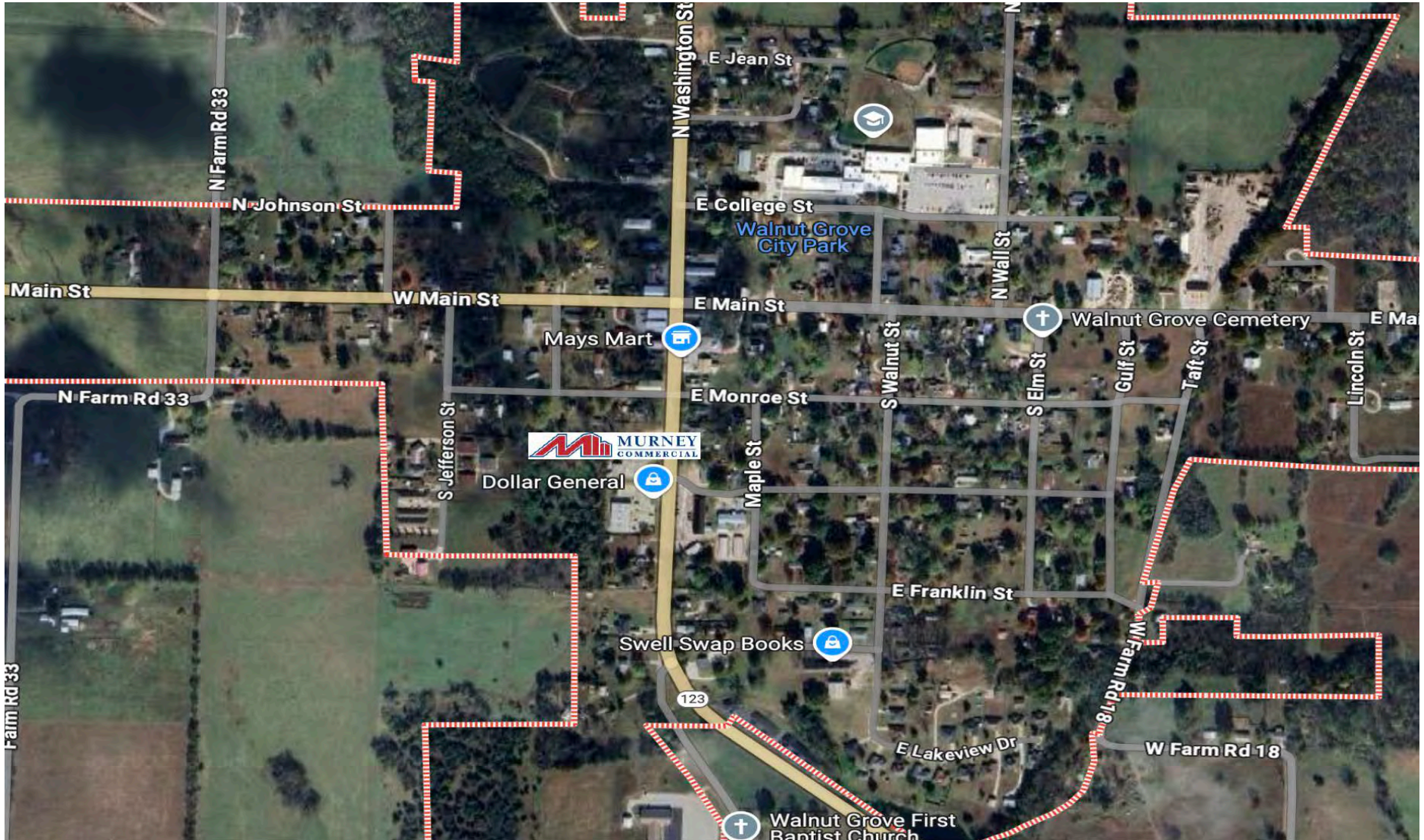
AERIAL MAP



ZONING MAP



SITE LOCATION



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Murney Associates, Realtors or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is Murney Associates, Realtors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to Murney Associates, Realtors.

Neither the Murney Associates, Realtors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Murney Associates Realtors and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murney Associates, Realtors nor any of their agents, officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Murney Associates, Realtors from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.