

# FOR SALE

7434 Village Center Dr, O'Fallon, MO 63366



## PROPERTY SUMMARY

### RETAIL / RESTAURANT

- 4,095 sf Building on .45 acres
- Includes complete Brewing Room.
- All kitchen equipment is between 1 - 6 years old.
- Winghaven area with easy access to I-64 & MO-364
- Building, FFE, and equipment included.
- New HVAC units for Kitchen, main and brewery.
- Small HVAC for restrooms have had new heat exchanger/compressor.
- Large exterior walk-in on raised slab.
- New glycol Chiller
- Updated all evaporators and condensers for 3 total existing walk-ins.
- Parking lot sealed and striped - 2 years ago.
- Updated landscaping - rock & plants - 2 years.
- New floor in large interior walk-in
- Updated electrical, plumbing, woodwork, flooring during the build out (6 years ago)
- Possibly purchase a Van (2018 Ford Transit 250 and 12 tap Draft Trailer)
- 5 bbl ABE brew house, 3 - 5 BBL fermenter's, 1 - 10 BBL fermenter, 1 - 10BBL brite tank, keg washer floor pump, brewhouse hosing, ect.
- Equipment list available upon request.

• **SALE PRICE: \$895,000.00**



• Listing Agent **Danny Kluesner**

• Cell **314-712-0055**

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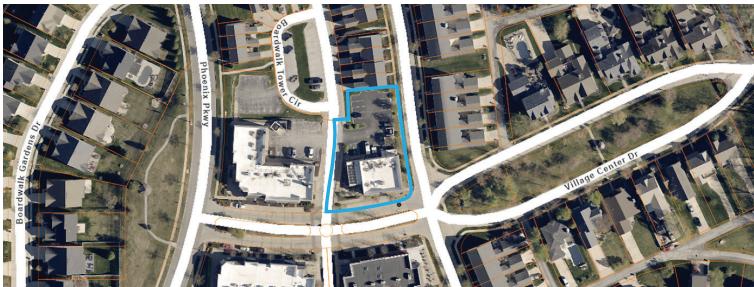


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# PROPERTY PHOTOS

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# INTERIOR PHOTOS

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