



# OLD VILLAGE MERCANTILE & HOT DOG SHOPPE

215-219 MISSOURI 21, CALEDONIA, MO 63631

FOR SALE

Presented By:

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Listed on the National Register of Historic Places, Old Village Mercantile is an authentic, 1909 general store in the historic Village of Caledonia, Missouri, featuring antiques, gifts, handmade goods, candy, fudge, a full-service coffee house with over 50 varieties of coffee, and award-winning, handcrafted, premium artisan ice cream! Old Village Hot Dog Shoppe & Eatery opened in 2021 and has been voted Missouri's best hot dog shop three years running! It serves a dozen varieties of specialty hot dogs, all-day breakfast on weekends, chili, chicken, nachos, pretzels, shaved ice, and more!

The three primary buildings are painstakingly restored with great detail, and the general store building has an authentic 1700s log cabin attached with sleeping quarters. Also included is a coffee and ice cream truck, an investment retail building that is currently leased, a 450 square foot climate-controlled restaurant seating building, and an additional small log cabin with additional retail space. This package includes all commercial kitchen and ice cream-making equipment, furniture, fixtures, goodwill, business names, intangible assets including a Facebook page with 31,000 followers, and inventory.

Caledonia is a beautiful getaway area close to bed and breakfasts and Johnson's Shut-Ins, Elephant Rocks, and Taum Sauk Mountain State Parks, Fort Davidson & Battle of Pilot Knob Historic Sites, some of Missouri's best wineries, and more! With 25+ years of success and several areas for revenue growth, you won't want to miss this chance to own and operate a successful small town business and live a Hallmark movie dream year-round!

### PROPERTY HIGHLIGHTS

- Five buildings and multiple businesses
- Coffee and ice cream truck
- Historic buildings on the National Register of Historic Places
- FF&E, goodwill, intangibles, and inventory included
- Numerous revenue growth opportunities: e-commerce, catering, parties, and expanded coffee/ice cream truck service/hours

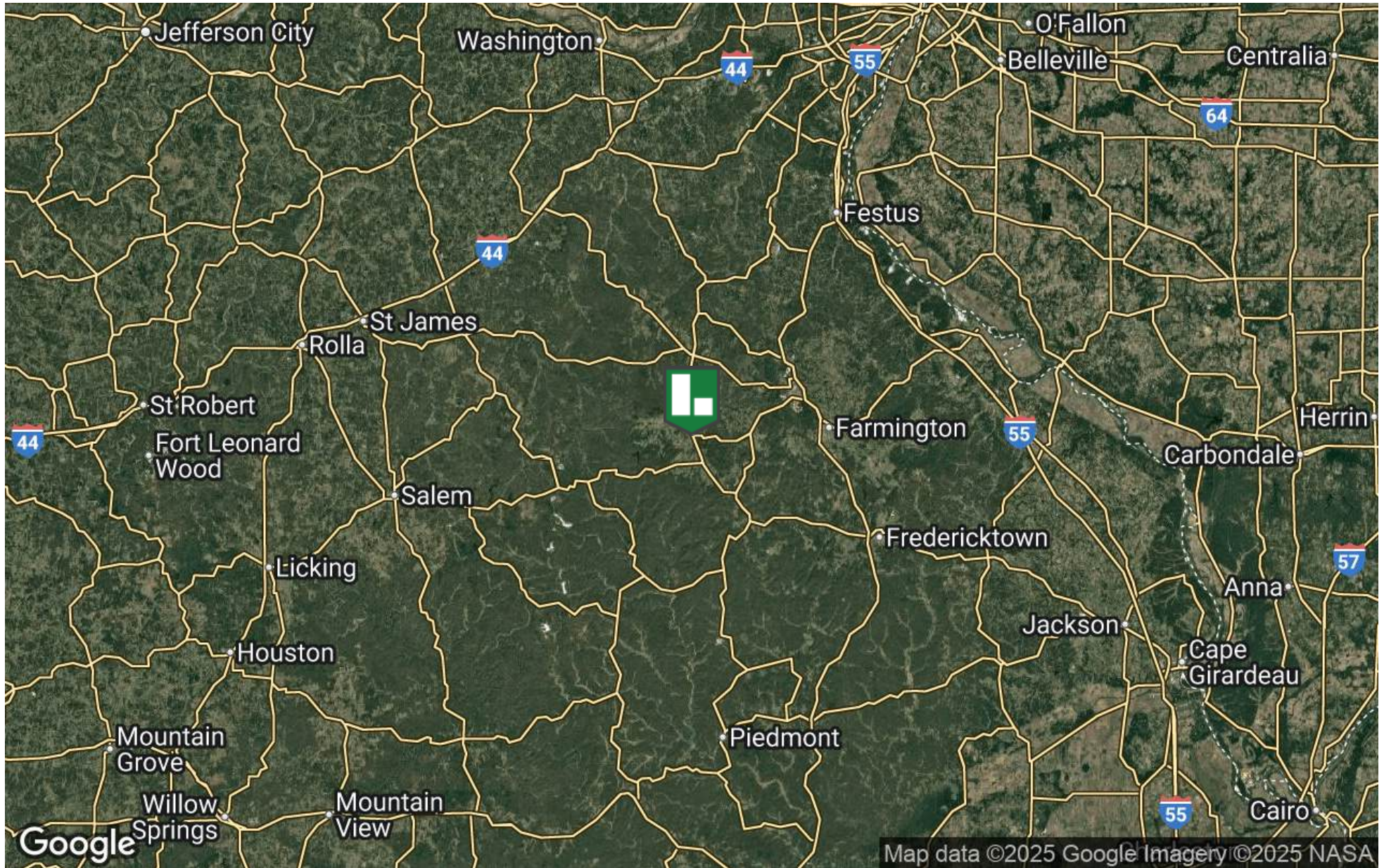
### OFFERING SUMMARY

Sale Price:	\$2,250,000
Number of Units:	5 bldgs
Lot Size:	0.34 Acre
Building Size:	6,500 +/- SF

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## LOCATION MAP



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## ADDITIONAL PHOTOS



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## AREA ATTRACTION MAP



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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	25 MILES
Total Population	213	8,486	109,564
Average Age	46	44	42

HOUSEHOLDS & INCOME	1 MILE	10 MILES	25 MILES
Total Households	89	3,430	41,622
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$79,549	\$66,141	\$75,279
Average House Value	\$166,789	\$198,586	\$214,771

*Demographics data derived from AlphaMap*

### ABOUT CALEDONIA, MISSOURI

Caledonia, Missouri is a village in southern Washington County, Missouri. With a population of 130, Caledonia is the smallest incorporated village in the state of Missouri. But don't let that fool you, because in Caledonia's case, big things come in small packages. The village has 28 beautiful and historic homes, businesses, and churches to visit as you take a step back in time.

Caledonia is in the heart of the Bellevue Valley just 80 miles south of St. Louis, near several of Missouri's most beautiful and popular state parks, historic sites, and wineries along Missouri Routes 32 and 21 and in the nearby vicinity. Caledonia sees a steady stream of visitors from St. Louis and other larger communities in the area, as well as travelers from around the country and the world. In recent years, the village has had visitors from all 50 states and 29 countries!

Antique shops, gift boutiques, general stores, restaurants, and B&Bs line the main street of Caledonia, making this an enchanting getaway area. Missouri's top visited state park in the summer, Elephant Rocks, is just 7 miles away. On warm days, hungry and thirsty hikers, kayakers, and adventurers flock to Caledonia seeking a unique meal, drink, ice cream, and shopping. Throughout the year, most weekends feature festivals that turn the small village into a real life Hallmark movie.

U.S. Congressman Willard Duncan Vandiver once resided in Caledonia, teaching natural science at the nearby Bellevue Institute. His famous 1899 quote on the U.S. House floor - "I'm from Missouri, show me!" - inspired the state's motto, The Show-Me State.

