



Property 360 Property View

322 N Pennsylvania Avenue, Lawson, MO 64062

Listing

322 N Pennsylvania Avenue, Lawson, MO 64062 L Price: **\$250,000**
 MLS#: **2493292** Status: **Active** County: **Ray**
Commercial
 Area: **109 - East of I-35 & North of Hwy 92**



Name: **Lawson Tavern** Type: **Business Opportunity**
 L/S: **Sale** Age: **101 Years/More**
 # Stories: **1** Yr Blt: **1900**
 Lsz: **2,812 - Square Feet** Zoning: **C-1** Brk ID: **RMX 13**
 Min SF: Max SF: Total SF: **1,886** Agt ID: **SIMMLLC**
 Use: **Bar/Tavern/Lounge**

General Information

Leased: **No** Curr Lse: Net Inc: **No** Cap Rt:
 Op Exp: Grs Inc:
 Road: **City Street** Occupy: **Other**
 Parking: **On Street, Parking Lot** Location: **Business District, City Location**
 Owners: **Private Ownership** City Limits: **Yes** Streets: **Public Maint**
 Utilities: **Electric, Gas, Sanitary Sewer, Water**
 Interior:
 Exterior:
 Security:
 Accessibility:
 Maint Pr:
 Ceiling Height:

Listing Office Information

Show: **24 Hour Notice, Appointment Only, Call Listing Agent** List Dt: **06/14/2024**
 Poss: **Close Of Escrow** Exp Dt: **12/14/2024**
 List Type: **Exclusive Right To Sell** List Service: **Full Service**
 LO: **RE/MAX Area Real Estate** Spec Conds:
 LA: **SimmonsSales Team** Ofc Ph: **816-630-4000** Ofc Ext:
 Agt Email: **simmons.remax@gmail.com** Agt Ph: **816-630-4000** Ofc Fax: **816-630-4974**
 LA2: **Jake Simmons** Agt Ph: **816-868-4692** SAC: **0**
 LA Cap: **Designated Agent** Co-op: **Online** BAC: **3**
 Builder: TBC: **3**
 Builder Plan: Spec Docs: CBO: **Net Sale Price**
 InternetList: **Yes** Bonus: XD: Dual Var Comp: **No**

Remarks & Directions

Nestled in the picturesque town of Lawson, Missouri, this historic tavern stands as a beacon of charm and character on the main business strip, directly across from the community park, splash park, and the iconic Lawson water tower. The exterior boasts a striking stone finish façade with metal siding, drawing in visitors with its unique blend of old-world allure and modern appeal. Step inside, and you'll be welcomed back to a simpler time by the historic old wooden floors, cedar beams & custom bar crafted finishes setting the mood and atmosphere of a welcoming neon light night out with friends. The luxurious renovated bar area seamlessly transitions into a space perfect for pool tables, DJ accommodations, and hosting events and activities. The ambiance is rich with the essence of a traditional tavern, inviting guests to unwind and create lasting memories. The fully upscale renovated bar offers a sophisticated setting for patrons, complete with updated bathrooms, meticulously maintained cleanliness, and state-of-the-art stainless steel kitchen facilities. Every detail has been thoughtfully considered to provide a top-notch experience for guests and ensure a seamless operation for the discerning owner. This property has been lovingly renovated inside and out, preserving its historical significance while offering modern amenities and comforts. It's a rare opportunity to own a piece of Lawson's heritage and create something truly special in this vibrant community. Embrace the old-world charm of a classic tavern and let your imagination run wild as you capture the essence of this unique establishment. With its prime location, rich history, and upscale amenities, this tavern is poised to become a beloved destination for locals and visitors alike. Don't miss your chance to be a part of Lawson's story and shape the future of this iconic bar and grill.

Private Remarks - Showing Agt Info:

Welcome to The Lawson Tavern! Please note that a 24-hour notice is required for all showings. Showings are not available during business hours on Tuesday, Thursday, Friday, and Saturday from 5pm to 1:30am. Tavern staff arrives at 3:30 during business operating hours. Please be aware for scheduling reasons that the Tavern is closed on Sundays, Mondays, and Wednesdays. (Flexibility In Showing Time) If you would like the listing agent to be present during the showing, please request so in advance. During the showing, we kindly ask that you refrain from touching or tampering with any products, mechanics, electronics, or kitchen equipment for health, safety, and daily operations reasons. If inspections are needed, appropriate arrangements will be made to evaluate systems accordingly. Only pre-approved buyers are allowed for showing requests. Please provide the necessary approval to the listing agent before scheduling a showing. Thank you for your cooperation and understanding.

Directions:

69 HWY North To D HWY, Go Right/East On D HWY To N Pennsylvania Ave, Go Right/South On N Pennsylvania Ave To Property On Your Left/East Of Road

Business Information

Net Ch: Industrial Office Retail Business: Business Opp
 Ofc SF: **0** X Stop: Bs Yr: Net Ch: Allow: Business: **Bar/Tavern/Lounge**
 Includes: **Business and RE, Business Name**
 Whs SF: U-R: Usable # Empl:
 Clr Ht: **0** Allow: Open:
 #Drv In: **0**
 #Dock: **0**
 Dock Type:
 Dr Ht:
 Rail:
 Allow:

Financial Information

Will Sell: **Cash, Conventional, Other** HOA: **/** Earnest Deposit: **Stewart Title**
 Tax: **\$2,378** Spc Tax: **\$0** Total Tax: **\$2,378** Tax Comm:

Status Change Information

Prev List Pr: Orig LP: **\$250,000** Mod Dt: **06/17/2024** Entry Dt: **06/14/2024**

S Brk:
 S Agent:
 Sale Terms:
 Major Rep: /
 One Time Showing:

Cont Dt:
 Agency:
 Financial Concessions:
 Incentives:

Close Dt:
 DUC:

Tax

Owner Information

Owner Name:	Houseworth Renovations Llc	Mailing Address:	700 Salem Rd
Tax Billing Zip:	64062	Tax Billing City & State:	Lawson Mo
Tax Billing Carrier Route:	R002	Tax Billing Zip+4:	7502
Mail Owner Name:	Houseworth Renovations Llc	Owner Occupied:	A

Location Information

School District Name:	Lawson	Census Tract:	080002
Carrier Route:	R003	Old Map:	1938-E7
Township:	Lawson	Township Range and Section:	532906
Range:	29	Section:	6
Block:	8	Lot:	5

Tax Information

Parcel ID:	05030602015012000	APN:	05-03-06-02-015-012.000
Tax Area:	06	Lot #:	5
Legal Description:	ALL LOT 5 BLOCK 8 LAWSON OLD SURVEY		

Assessment & Taxes

Assessment Year	2023	2022	2021
Assessed Value - Total	\$20,200	\$20,200	\$20,200
Assessed Value - Land			\$1,010
Assessed Value - Improved			\$19,190
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$63,140	\$63,140	\$63,140
Market Value - Land			\$3,170
Market Value - Improved			\$59,970
Tax Year	2023	2022	2021
Total Tax	\$1,937.96		
	\$1,934.38		
	\$1,751.45		
Change (\$)	\$4	\$183	
Change (%)	0%	10%	

Characteristics

Land Use - County:	Commercial	Land Use - CoreLogic:	Commercial (Nec)
Lot Acres:	0.065	Lot Sq Ft:	2,831
# of Buildings:	1	Building Sq Ft:	2,246
Gross Area:	2,246	Garage Capacity:	0
Lot Acres:	0.065		

Building Description Building Size

SHED

Photos



Bar



Bar



Other



Bar



Bar



Bar



Other



Bar



Game Room



Game Room



Game Room



Game Room



Game Room



Game Room



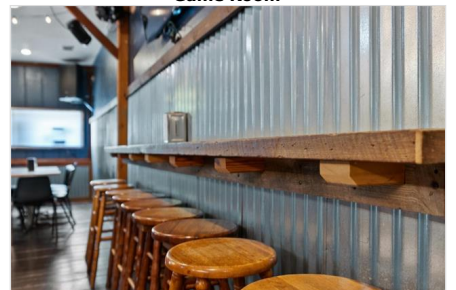
Game Room



Game Room



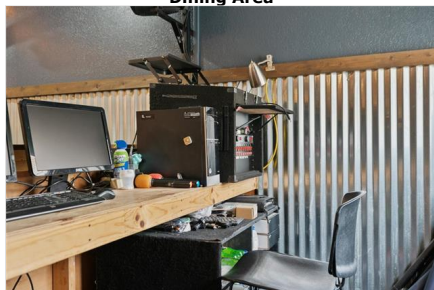
Dining Area



Bar



Other



Kitchen



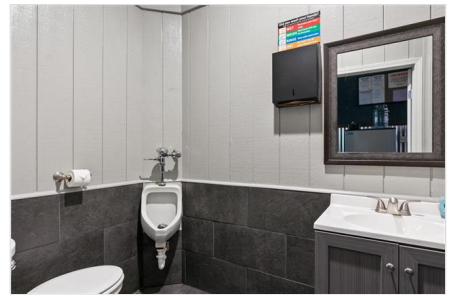
Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Side of Structure



Other



Front of Structure



Aerial View



Aerial View



Aerial View



Aerial View



Community



Community



Community