

FOR SALE -AND- LEASE

704 E Washington Blvd.,
Cuba, MO 65453



4,943 SF MIXED-USE COMMERCIAL PROPERTY

BARBERMURPHY
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

704 E Washington Blvd., Cuba, MO 65453

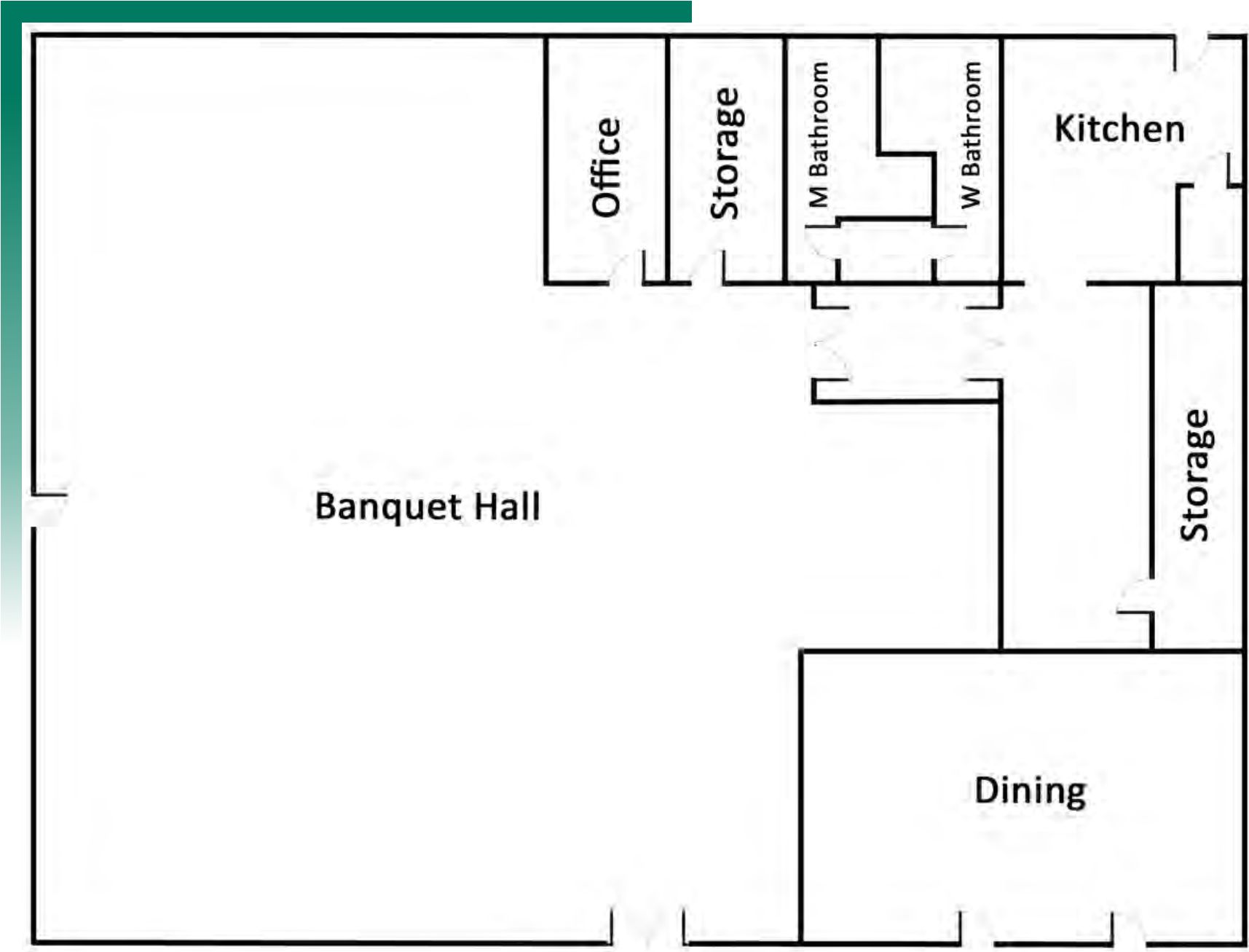


LOCATION OVERVIEW

The property is located at 704 E Washington Blvd in Cuba, Missouri, approximately 1 mile from I-44 with frontage along Historic Route 66. Washington Blvd benefits from steady local and pass-through traffic, averaging approximately 2,500 vehicles per day, and provides strong visibility for retail, restaurant, or event-driven uses. In 2026, Route 66 celebrates its 100th Anniversary, bringing increased tourism and travel through Cuba, a community widely recognized as the “Route 66 Mural City.” This milestone is expected to drive additional visitors and economic activity throughout the year. Cuba is experiencing continued residential and regional growth, including a new McBride Homes development adding approximately 300 homes, increasing local population and consumer demand. The area is also supported by nearby private lake communities, which bring consistent seasonal traffic and spending into the city. Positioned between Rolla and Sullivan, Cuba captures a strong mix of local residents, lake traffic, and regional travelers along the I-44 corridor, making this location well-suited for hospitality, retail, and community-oriented uses.

FLOOR PLAN

704 E Washington Blvd., Cuba, MO 65453



*Not to scale

PROPERTY PHOTOS

704 E Washington Blvd., Cuba, MO 65453

REAR EXTERIOR



CAR PORT PARKING



BAQUET HALL



BANQUET HALL



PROPERTY PHOTOS

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KITCHEN



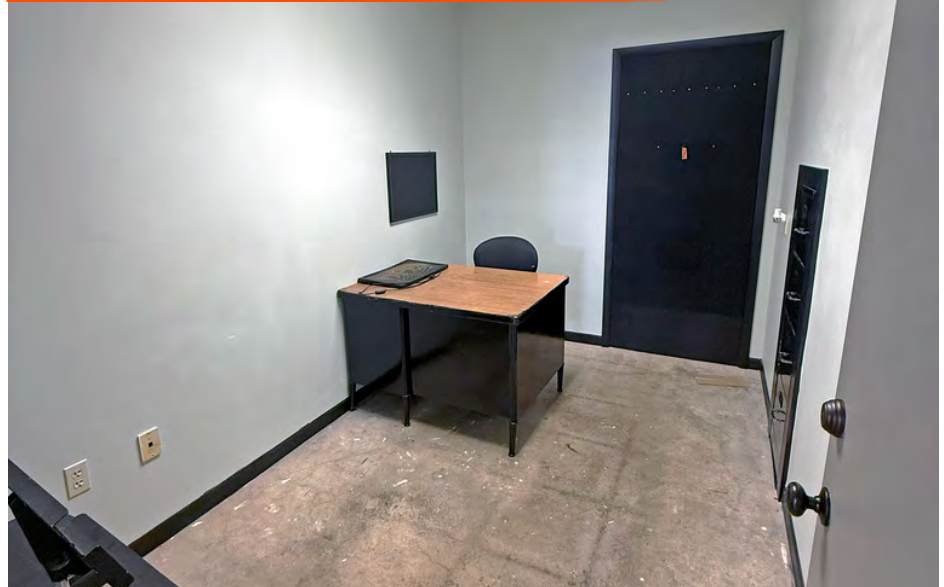
KITCHEN



DINING



OFFICE



OFFICE/RETAIL PROPERTY SUMMARY

704 E WASHINGTON BLVD

LISTING # 3191

LOCATION DETAILS:

Parcel #: 069031104003000 &
069031104002000
County: MO - Crawford
Zoning: Commerical

PROPERTY OVERVIEW:

Building SF: 4,943
Vacant SF: 4,943
Usable Sqft: 4,943
Min Divisible SF: 4,943
Max Contig SF: 4,943
Office SF: 3,000
Retail SF: 1,943
Lot Size: 0.28 Acres
Depth: 120'
Parking Spaces: 20
Parking Surface Type: Rock/Concrete

STRUCTURAL DATA:

Year Built: 1935
Yr Renovated: 2023
Ceilings: 9'

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$459,000
Price / SF: \$92.86
Lease Rate: \$2,500/Month
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$2,759.77
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 2500

PROPERTY DESCRIPTION:

This ±5,000 SF retail/assembly building in Cuba, Missouri is available for sale or lease and offers a flexible layout with multiple use possibilities. The building is divided into two functional spaces, making it ideal for an owner-user, investor, or hospitality operator. One side of the building is built out as a near turnkey restaurant and bar, featuring a full commercial kitchen with walk-in refrigeration, bar area, tables and chairs included, two restrooms, private office, and three storage rooms. This space is well-suited for a restaurant, bar & grill, brewery taproom, or similar food-and-beverage concept. The other side of the building offers a large open banquet/event hall, historically used by the local community for auctions, private events, and gatherings. The open layout allows for easy reconfiguration and supports a wide range of assembly or entertainment uses. The property includes a large parking lot and covered carport, providing ample parking and convenient access for events. Formerly operated as a VFW hall, the building has strong local recognition and a proven history as a community gathering space.

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