



AMOR ON THE RIVER

11001 STATE HIGHWAY N, SCOTT CITY, MO 63780

FOR SALE

Presented By:

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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Introducing a great business opportunity with real estate in Scott City, MO! Discover the natural beauty of Southeast Missouri at Amor on the River, a premier wedding and event venue nestled on the banks of the mighty Mississippi River. Perched on a hill with breathtaking panoramic views of the river, passing barges, and historic trains crossing the Thebes Bridge, this property offers an unforgettable setting. The property features 6,700 square feet of versatile event space in an elegant barn-style building, full commercial kitchen with walk-in cooler, and a 1,470 square foot 2 bedroom, 2.5 bath apartment on the second floor which serves newlyweds and Airbnb customers like, sitting on 1.64 acres of gorgeous riverfront land with Mississippi River views. Ideal for weddings, receptions, corporate events, private parties, overnight stays, and more. Guests enjoy the peaceful sounds of the river, stunning sunsets, and the unique charm of watching river traffic and trains go by. The property's elevated position provides sweeping, unobstructed views that make every event feel magical. This turnkey venue with multiple revenue streams is fully equipped and ready for continued success as a profitable business. It has an

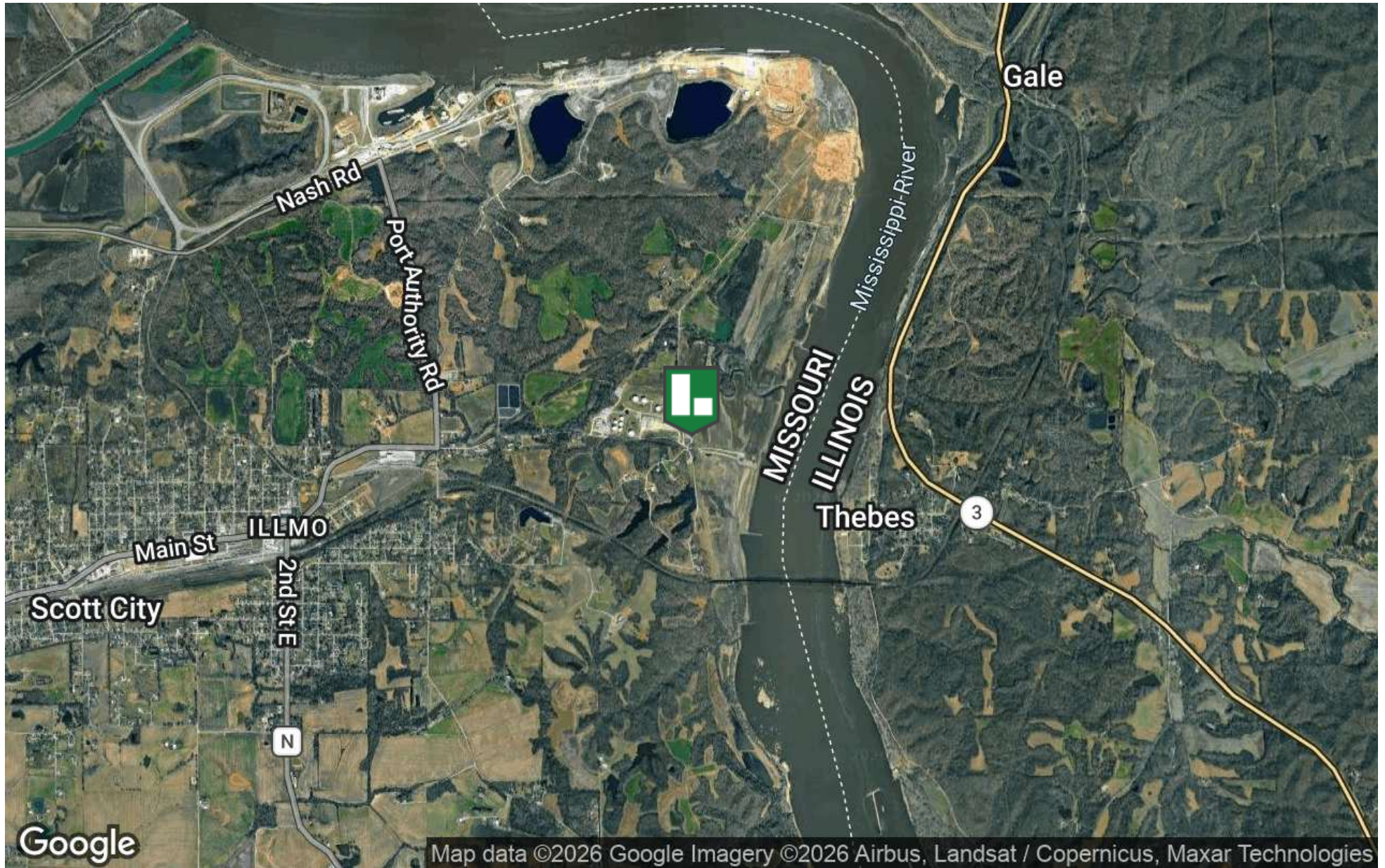
OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	1.64 Acres
Building Size:	8,170 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	11	47	169
Total Population	33	136	487
Average HH Income	\$75,312	\$75,202	\$73,636

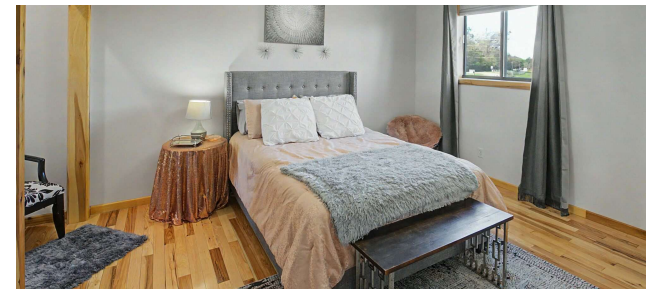
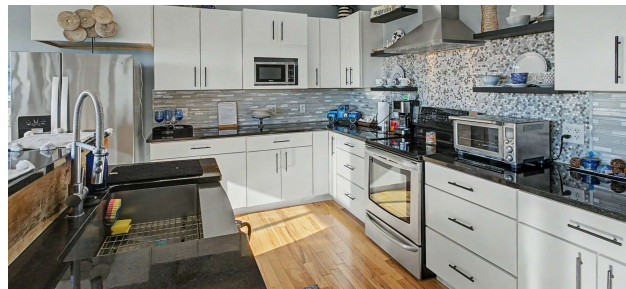
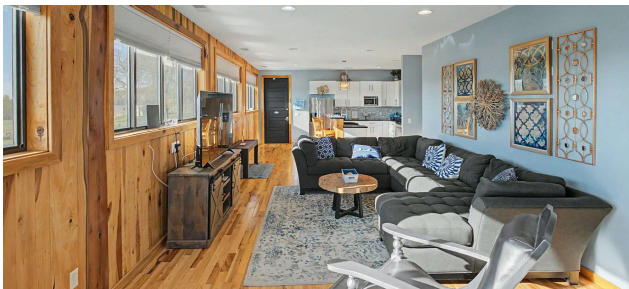
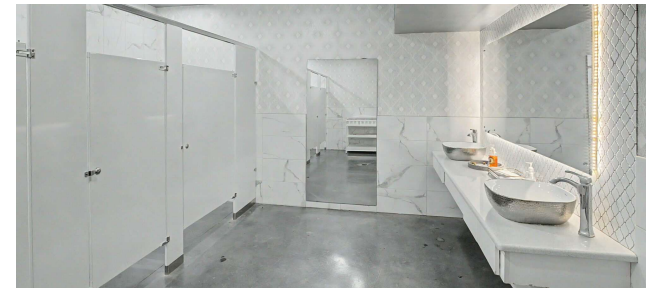
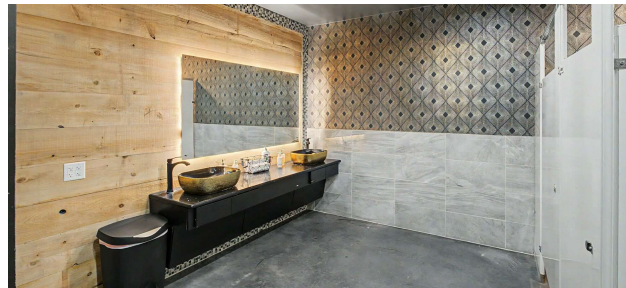
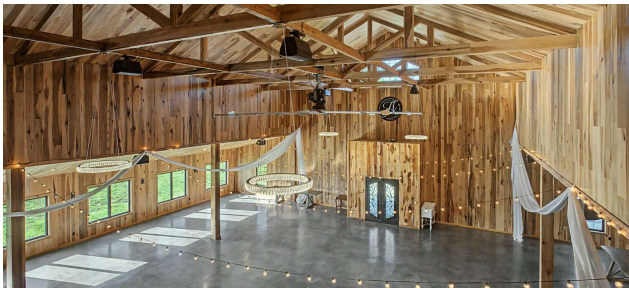
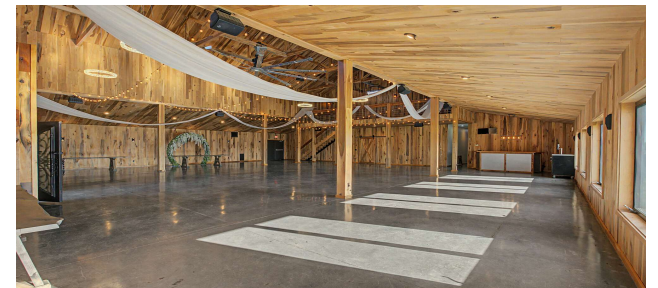
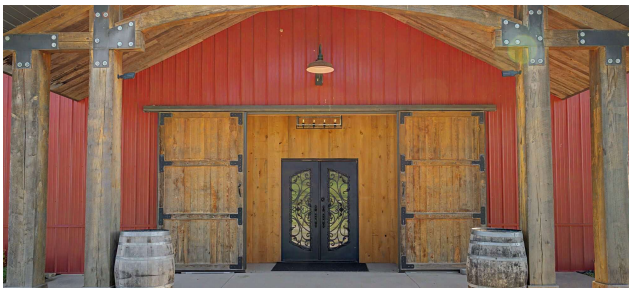
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LOCATION MAP



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ADDITIONAL PHOTOS



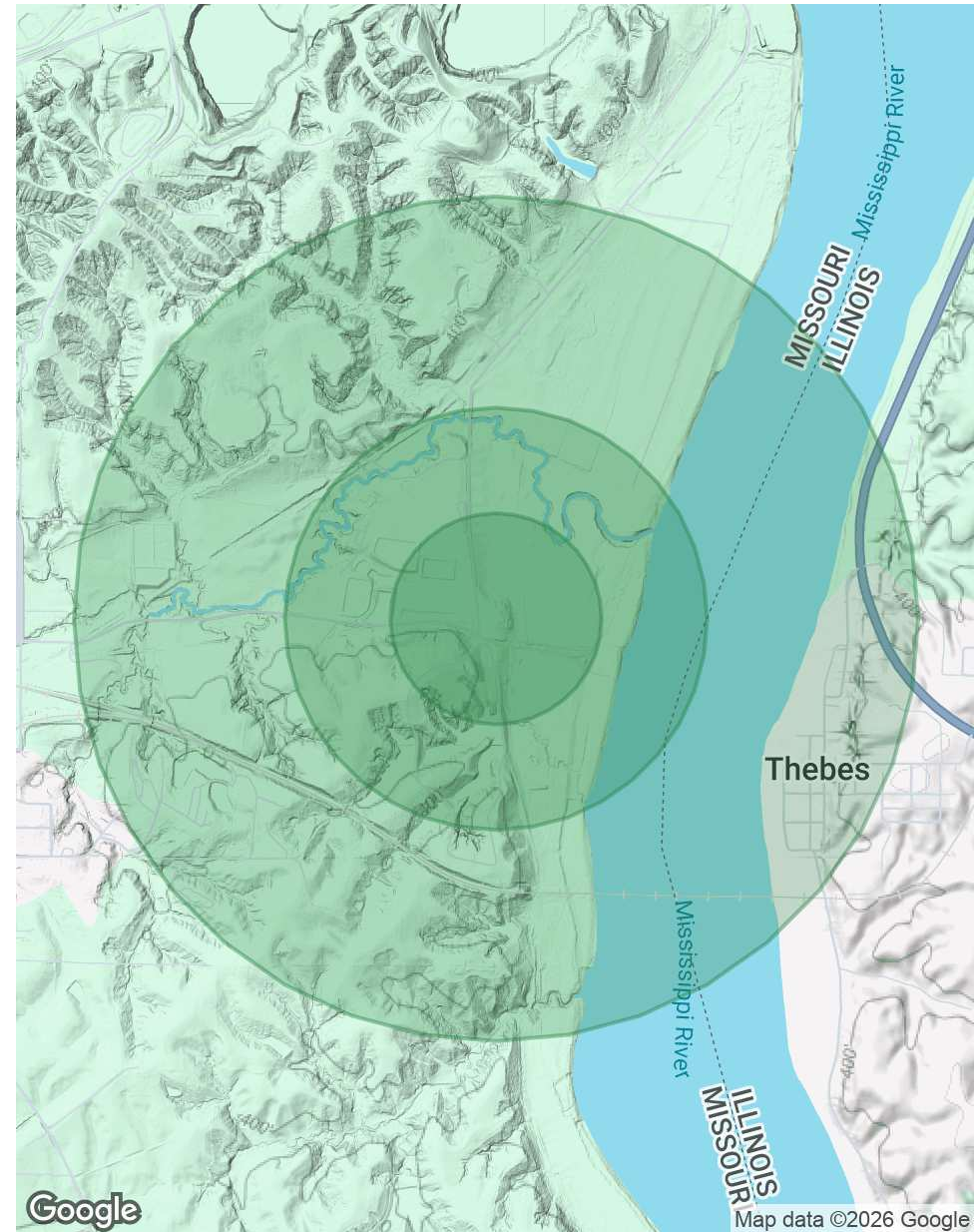
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	33	136	487
Average Age	36.2	35.3	34.8
Average Age (Male)	39.0	37.7	37.3
Average Age (Female)	35.8	34.7	34.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	11	47	169
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$75,312	\$75,202	\$73,636
Average House Value	\$178,518	\$144,567	\$144,209

2023 American Community Survey (ACS)



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