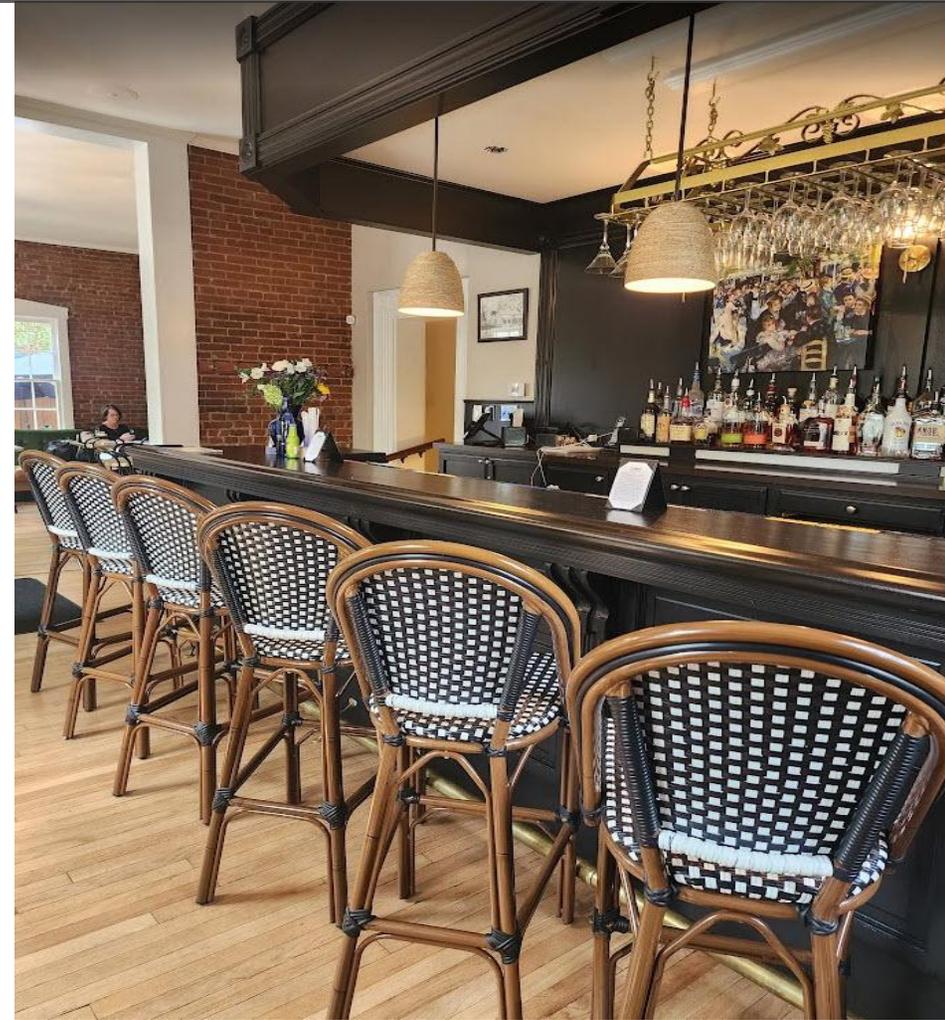


INCREDIBLE
OPPORTUNITY

SALE PRICE
\$1,395,000

Perfect for an Owner/User Rare Main St, St. Charles

Turn-Key Restaurant Location



515 South Main Street, St. Charles, MO 63301



Please call **Mark or Ron** to learn more and schedule a tour.

KRAMER COMMERCIAL REALTY, LLC

www.kramercommercialrealty.com



100 Chesterfield Business Parkway
Suite 200, Saint Louis, MO 63005

Mark Kramer & Ron Kramer

Mark@kramercr.com | Ron@kramercr.com



314-221-6278



314-221-6276

Summary

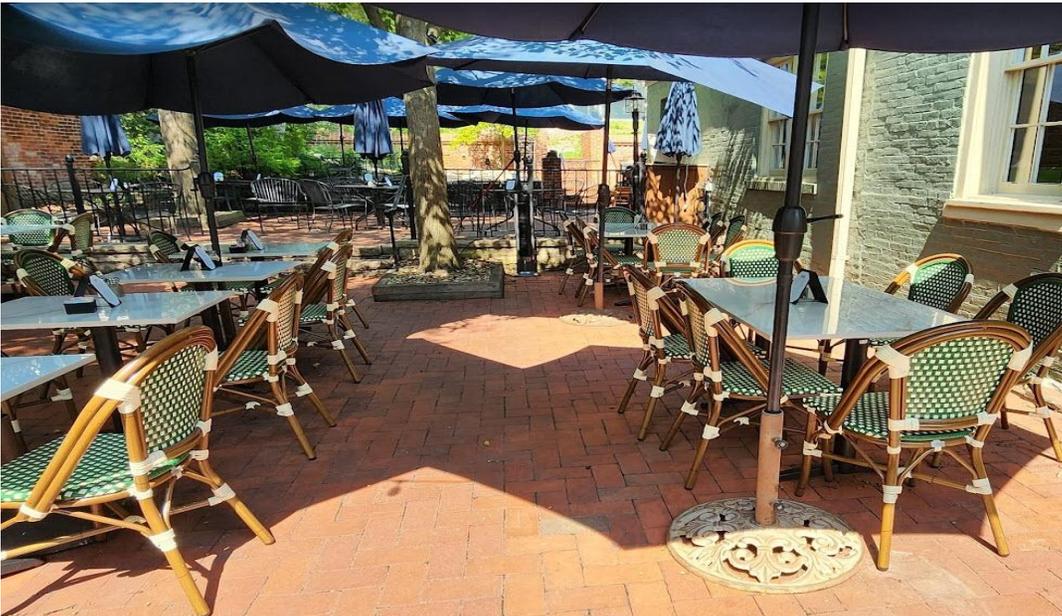


1818 Bistrot is an exceptional turnkey Hospitality opportunity!

1818 Bistrot presents a rare opportunity to acquire a fully operational restaurant, bar, and patio — including the real estate — in one of Missouri’s most vibrant and heavily trafficked tourism corridors.

Located directly on Historic Main Street in St. Charles, this prime destination benefits from continuous foot traffic and exceptional visibility driven by year-round festivals and events that attract tens of thousands of visitors each month. The business enjoys a loyal and established customer base, strong historical financial performance, and a prominent street presence complemented by inviting outdoor patio seating.

This is a top-tier, income-producing asset offering turnkey operations with meaningful upside potential. It is ideally suited for an owner/operator, multi-unit restaurateur, or seasoned investor seeking a high-profile location with built-in traffic and long-term growth potential.



Restaurant Space Ready For New Operator

Property Highlights

-  **Location** 515 South Main Street
St. Charles, MO 63305
-  **Lot Size:** 9,936 Sq Ft
-  **Restaurant Size:** 1,900 sq ft, Plus Large
100 + Seat patio
-  **Year Built:** 1875
-  **Amenities:** Fully equipment
restaurant, bar and patio
included in this sale!
-  **Restaurant Features:** Beautiful restaurant with
expansive outdoor patio!
-  **Area Info:** Main street is a historic
commercial district with
many festivals year-round
attracting thousands of
tourists to the area!

Sale price

\$1,395,000

Highlights Continued:

Established income producing hospitality operation

Rare opportunity that wont last long!

Consistent walk in traffic and repeat clientele

Expansion and revenue-growth potential through events, private dining and additional development.

One of the most historically significant structures on Main Street where the Santa Fe Trail route was crafted and Westward bound travelers dined at Eckert's Tavern.

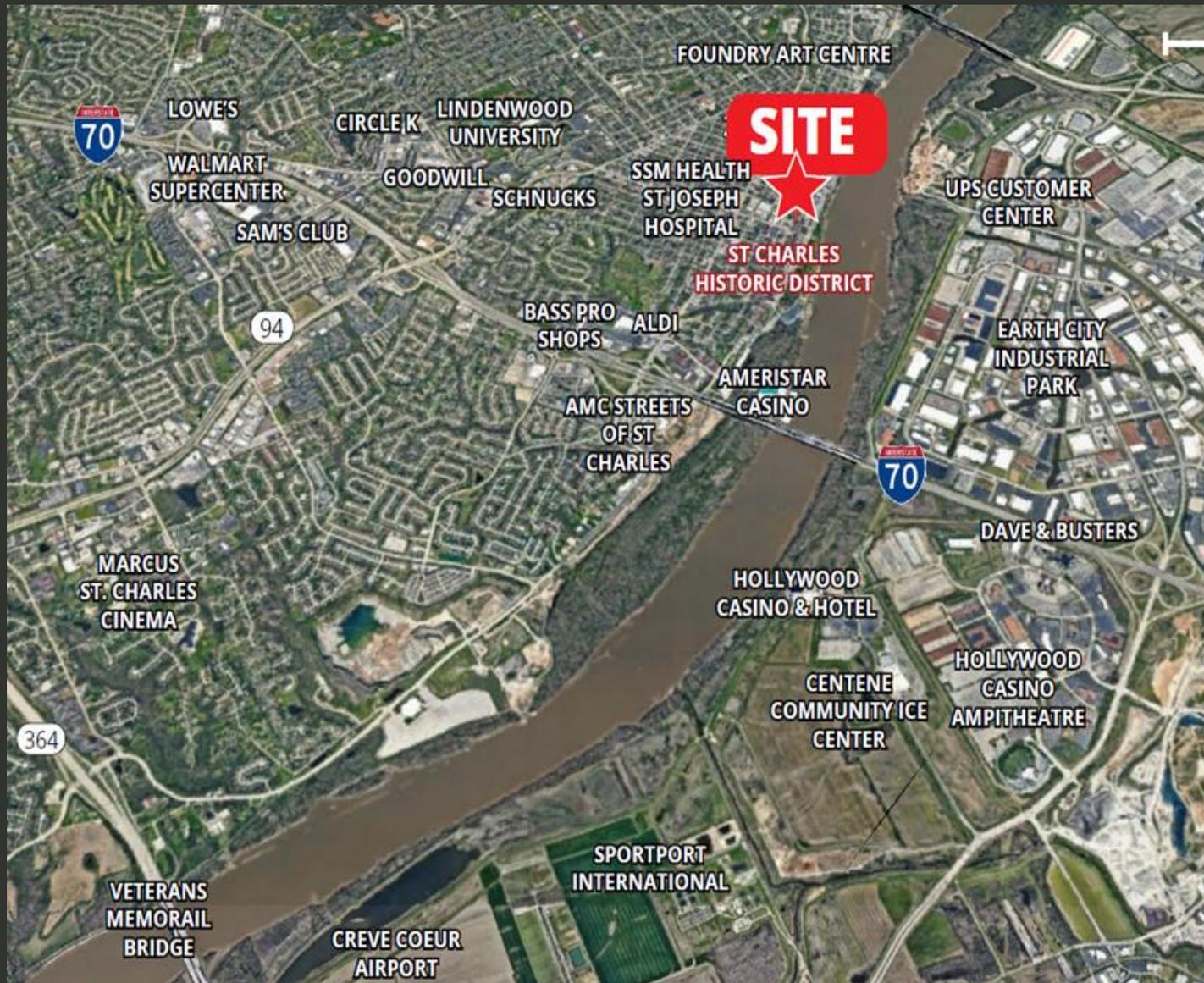
This is a confidential offering and combines business, real estate and possible future development in one of Missouri's most iconic Main street destinations.

Private showings only by appointment

DO NOT disturb business or staff

Call today!

Locations - Aerial Map



Market Overview

St. Charles Overview:

Located along the scenic Missouri River and just northwest of St. Louis, St. Charles is one of the fastest-growing and most economically vibrant communities in the region. Known for its historic charm, strong tourism base, and expanding residential growth, St. Charles serves as a key economic driver within the Greater St. Louis metropolitan area.

With a dynamic blend of tourism, education, healthcare, retail, and professional services, the city continues to attract both visitors and long-term residents, supporting steady economic expansion and investment potential.

Market Trends, St. Charles benefits from sustained residential demand and population growth. The housing market has demonstrated resilience, supported by strong household formation, continued suburban migration, and proximity to major employment centers. Stable home value appreciation reflects long-term confidence in the market and reinforces the area's economic foundation.

Economic Indicators, As part of the Greater St. Louis metropolitan economy – which produces approximately \$178 billion in annual GDP – St. Charles plays a significant contributing role through retail sales, tourism spending, higher education, healthcare services, and small-to-mid-sized business development. Additionally, the restaurant is further supported by a \$4.8 million marketing effort by the City's tourism department along with over 40 annual special events occurring near the restaurant. Our visitor levels exceed 5 million annually.

The local workforce benefits from proximity to major regional employers while maintaining a strong base of local businesses and institutions. St. Charles County consistently ranks among the strongest counties in Missouri for median household income, job growth, and quality-of-life metrics.

Major Employers & Economic Drivers St. Charles is supported by a diverse employer base that includes healthcare, education, financial services, manufacturing, and tourism-related industries. Key contributors include:

- Lindenwood University – a major private university and regional employment anchor
- SSM Health St. Joseph Hospital – St. Charles – a leading healthcare provider
- Ameristar Casino Resort Spa St. Charles – a significant hospitality and entertainment destination
- St. Charles Historic District – a major tourism corridor attracting visitors year-round These institutions and attractions contribute to steady visitor traffic, employment stability, and continued economic momentum throughout the community.

