



Established Business in Warsaw Missouri for Sale - Benton County

TROPHY
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:

1627 Hilltop Drive
Warsaw, MO 65355

PRICE: \$572,000

ACRES: .643±

COUNTY: Benton

PROPERTY HIGHLIGHTS:

- Successful business since 1989
- Loyal customer base
- Minutes from Truman Lake
- Storage units on site for extra income
- Extra kitchen equipment included
- Owner willing to train new buyers
- Open 4 days a week - easily increase to 7 days a week

PROPERTY DESCRIPTION:

This is a rare opportunity to own a highly profitable and well-established business located in the bustling north side business district, just minutes from the picturesque Truman Lake. Operating since 1989, this business boasts a loyal customer base, ensuring a steady stream of revenue. The current owners, who are ready to retire, have built a solid foundation and are willing to provide training and a smooth transition for the new buyer. Currently open only 4 days a week, there is significant potential for growth by expanding operations to 7 days. This sale includes all equipment, tables, inventory and backup restaurant equipment. Included on this property is a former car wash that has been converted to storage units. A great extra income flow year-round. Annual taxes for both businesses are \$3,190.49, making this a lucrative and low-maintenance investment. Don't miss this chance to step into a thriving business with a strong community presence and excellent growth potential.

PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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