1055 Progress Pkwy, Ste Genevieve, MO-Ste Genevieve Co.
1055 Progress Parkway
Sainte Genevieve, MO 63670

$975,000
Ste. Genevieve County







MORE INFO ONLINE:

https://rootedrea.com/

SUMMARY

Address
1055 Progress Parkway

City, State Zip
Sainte Genevieve, MO 63670

County
Ste. Genevieve County

Type
Business Opportunity

Latitude / Longitude
37.9678 / -90.0535

Taxes (Annually)
$11,364

Dwelling Square Feet
2,000

Price
$975,000

Property Website
rootedrea.com







PROPERTY DESCRIPTION

Contact Cheryl Grither (573) 579-5426 .

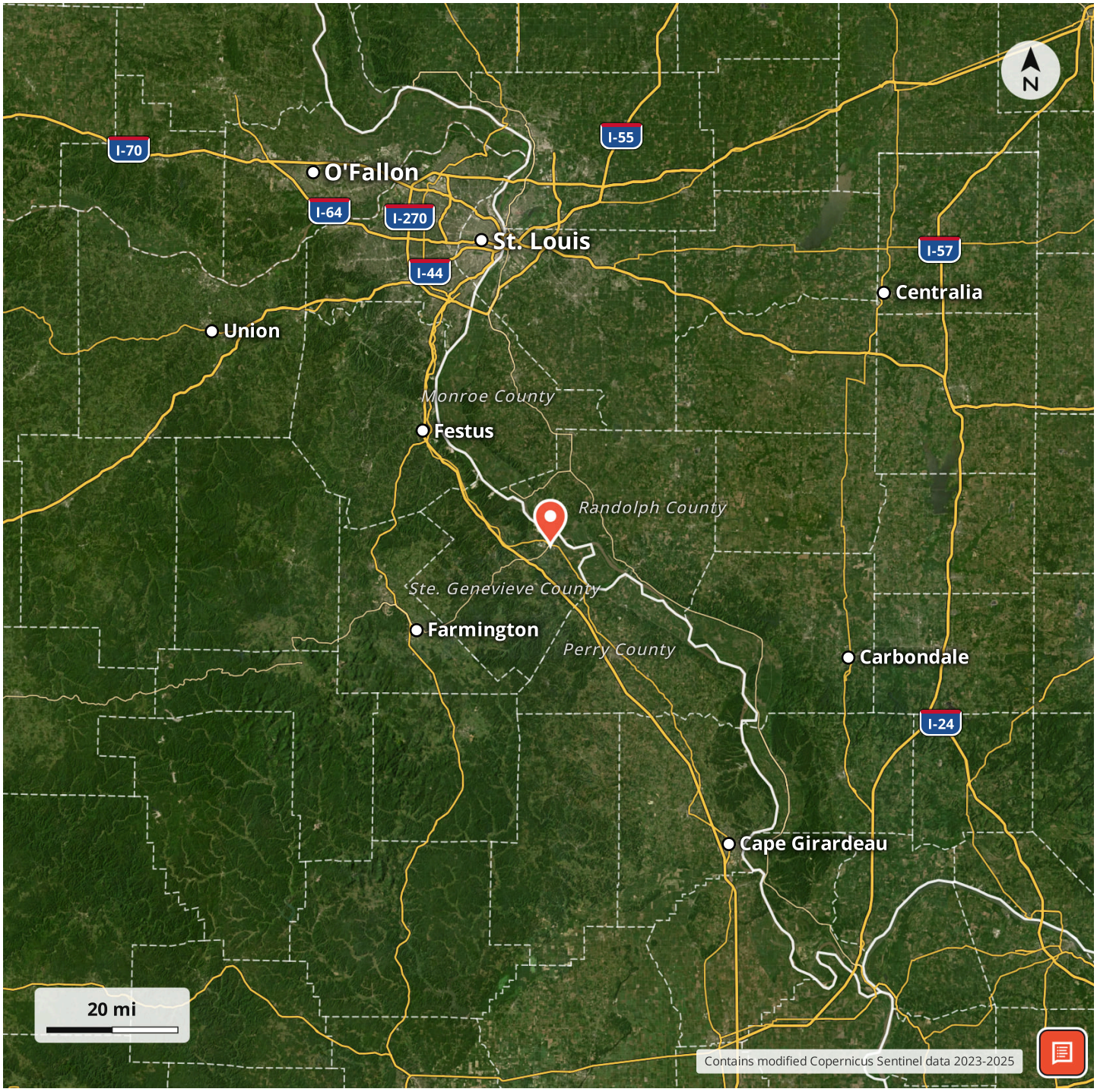
Dreaming of owning your own business? Here's your opportunity to turn that dream into reality in a great location serving the Ste. Genevieve community! This property is currently home to American Custard Co., an established and operating business. The seller is willing to include the American Custard Co. business name and brand with the sale; however, please note that it is not a franchise. The property is being offered in its current condition and features a fully equipped commercial kitchen, including a fryer, two-burner stove, convection oven, pizza oven, bun toaster, grill, custard machine, espresso machine, cooler, booths, and much more! The seller is willing to remove any items the buyer does not wish to keep. The property will be surveyed to establish the new property boundaries, as the seller will be retaining the rear portion of the property. Whether you choose to continue operating as American Custard Co. or bring your own vision to life with an entirely new business, the possibilities are endless! With a great location, the potential to continue an existing business, and commercial equipment already in place, this is an exciting opportunity for the next entrepreneur. For serious, pre-approved buyers, the seller is willing to provide profit and loss statements for review. Don't miss this opportunity to make this business your own!



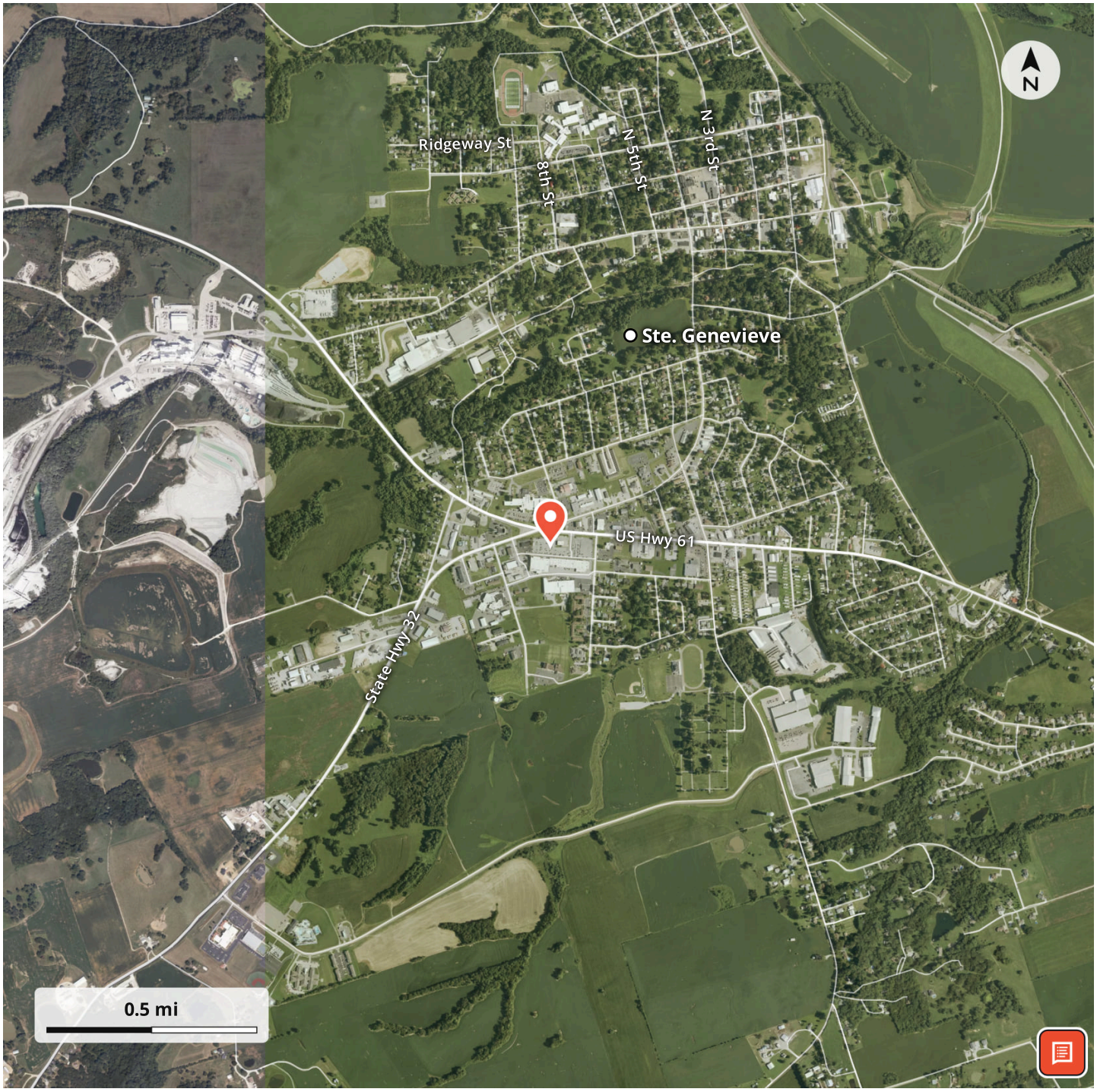




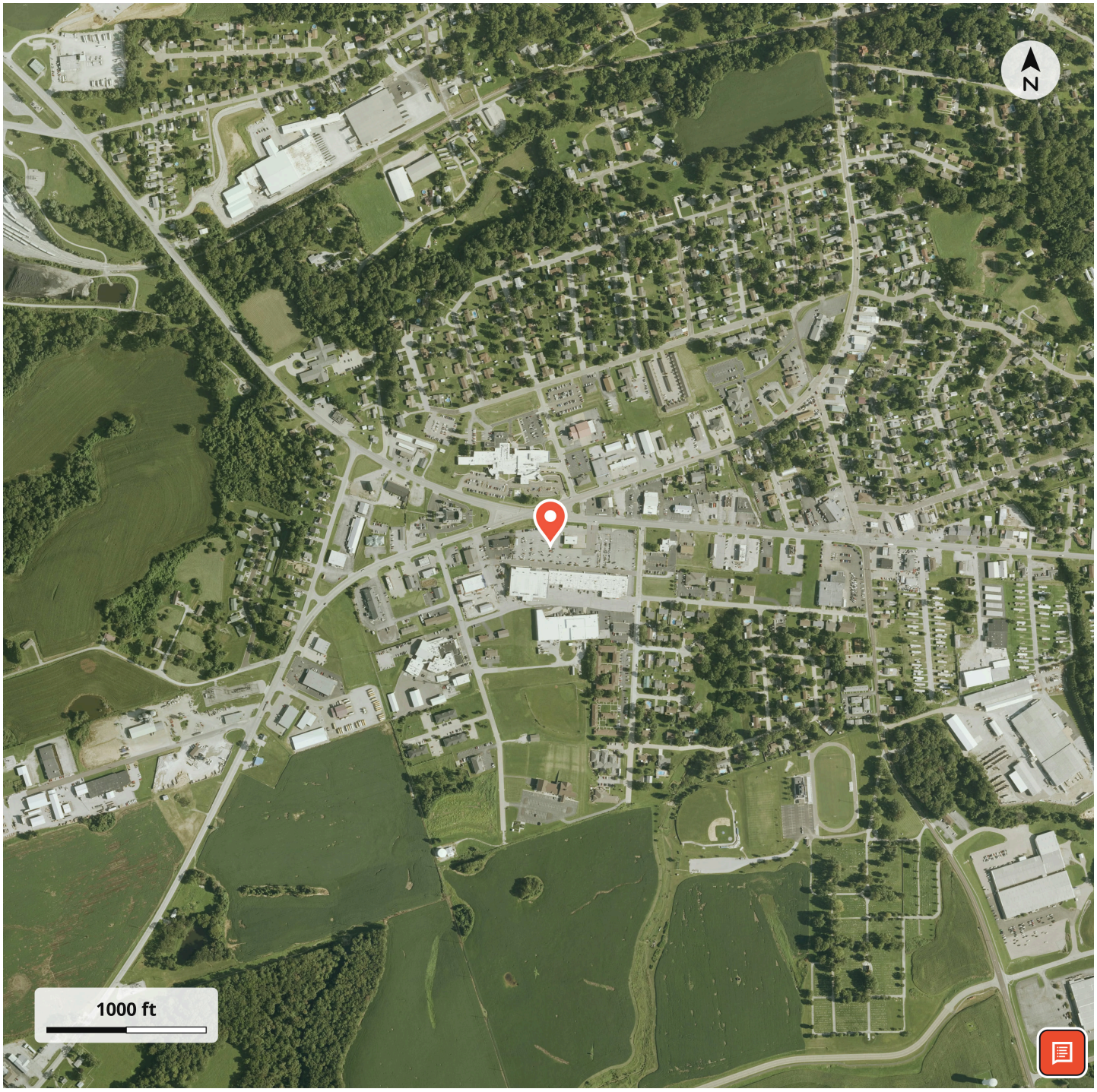

Regional Map



Locator Map


N
Ridgeway St
8th St
N 5th St
N 3rd St
Ste. Genevieve
US Hwy 61
State Hwy 32
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Cheryl Grither

Mobile
(573) 579-5426

Email
cgrither@hotmail.com

City / State / Zip
Sainte Genevieve, MO 63670

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an “as is” condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Rooted Real Estate & Auction Co.
344 Festus Centre Dr.
Festus, MO 63028
(636) 465-0265
https://rootedrea.com/