

# Turn Key Business Opportunity!



#3115/23235

612 First Street Chillicothe, Mo 64601

\$1,100,000

Area:	Livingston Co.	Bathrooms:	2 Women's & 2 Men's
Style:	Restaurant & Lounge	Main Dining:	59 x 35
Stories:	1	Bar/Lounge:	22 x 30
Square Feet:	6,000	Event Room:	35 x 31
Lot Size:	.65 Acre	Kitchen:	34 x 16
Year Built:	2017	Walk in Cooler:	10 x 13
Taxes:	\$579.60- 2017	Office:	Has ¾ bath & washer/dryer
Parking:	Lot	Laundry:	On site
Exterior:	Metal & Stone		
Roof:	Metal		
Heating:	NGFA		
Air Conditioning:	CA		
Utility Avg:	Gas- \$387.90	Other:	
Fireplace(s):	None		Outdoor deck with fire pit, POS system available, 125 gallon grease trap, 20' exhaust hood.



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