



A RETAIL INVESTMENT OPPORTUNITY

COFFEE AND WINE SHOP

260 BIRDCAGE WALK, HOLLISTER, MISSOURI



SALE PRICE

\$199,000

OFFERING SUMMARY

Building Size:	1,453 SF
Available SF:	
Lot Size:	5,625 SF
Price / SF:	\$136.96
Cap Rate:	9.95%
NOI:	\$19,800
Year Built:	1930
Renovated:	2013
Zoning:	Commercial
Market:	Free Standing Building

PROPERTY OVERVIEW

FOR SALE: THE REAL ESTATE ONLY DOES NOT INCLUDE THE BUSINESS. Flexible investment opportunity, the buyer may hold this property as an investment by renewing the current user's lease or they may vacant the current user and convert the property for the owners' concept. The current tenant would like to remain and has occupied the building for over 8 years while paying rent on time.

PROPERTY HIGHLIGHTS

- Flexible Investment Property By Extending Current Tenants Lease and or Convert The Property For Your Own Use
- Second Story Apartment Possible Requiring Some Remodel and Decorating
- Proven Location Next to Historic Downing Street District

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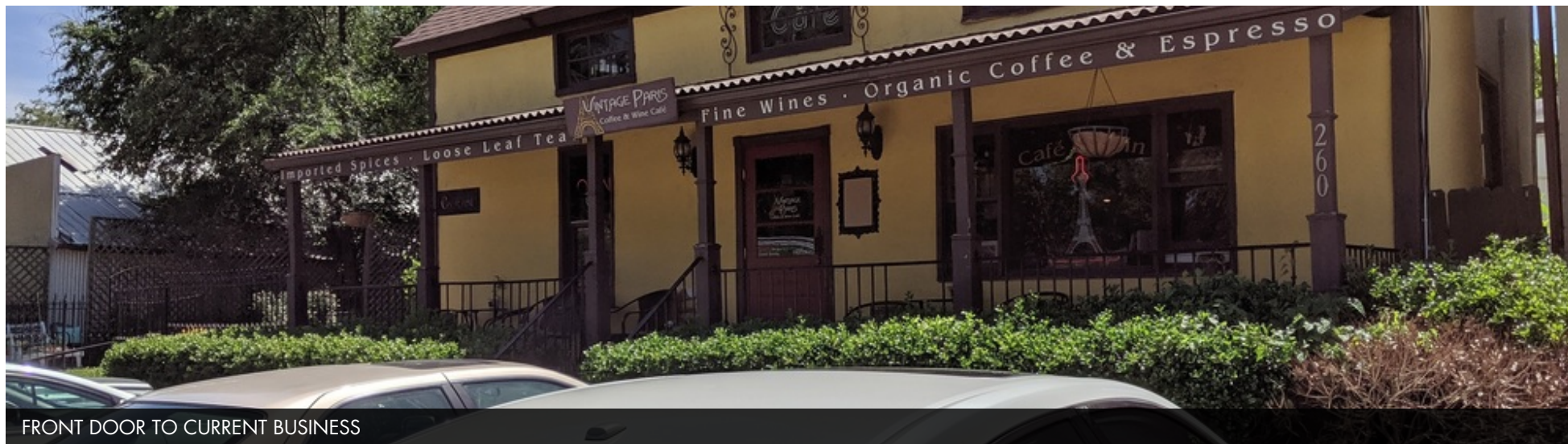
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VINTAGE PARIS

260 BIRDCAGE WALK, HOLLISTER, MISSOURI



FRONT DOOR TO CURRENT BUSINESS



COMFORTABLE SEATING AND CONVERSATION AREAS



NIGHT TIME

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QUAINT SHOP WITH OUTDOOR SEATING

260 BIRDCAGE WALK, HOLLISTER, MISSOURI



OUTDOOR PATIO



ACROSS THE STREET FROM HISTORIC DOWNING STREET



OUTDOOR SEATING AND ENTERTAINMENT AREA

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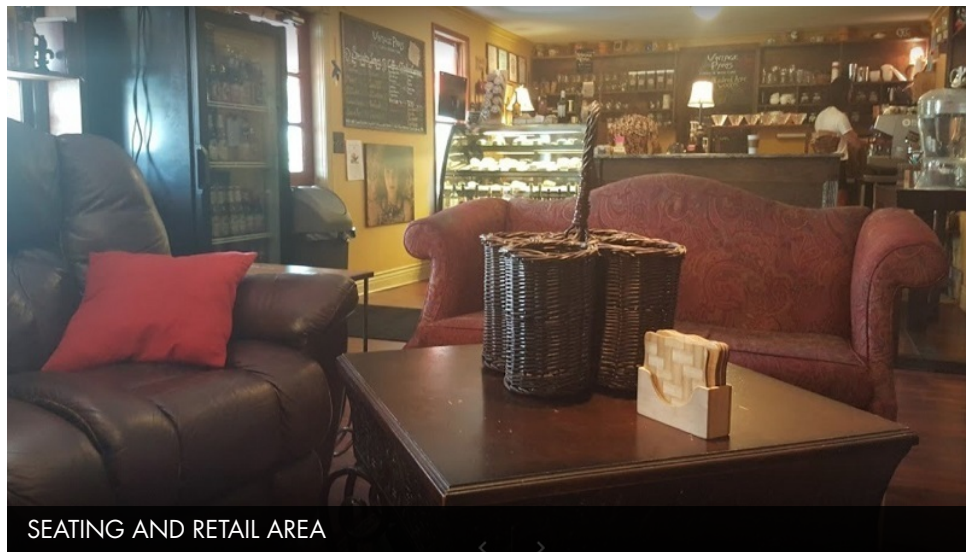
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SEATING AND RETAIL AREA



OUTDOOR ENTERTAINMENT AREA



RETAIL SEATING AREA

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NEAR HISTORIC DOWNING STREET

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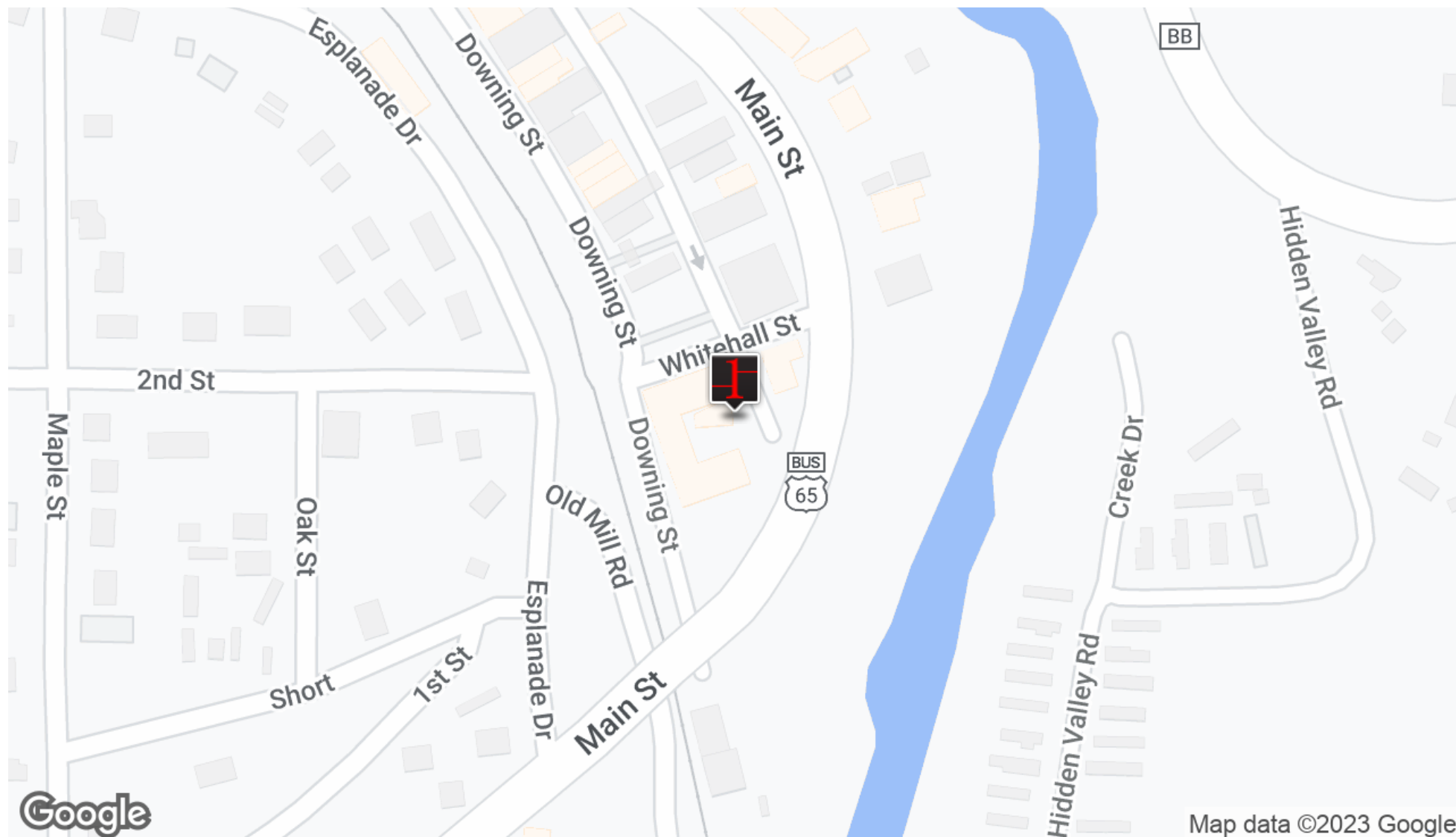
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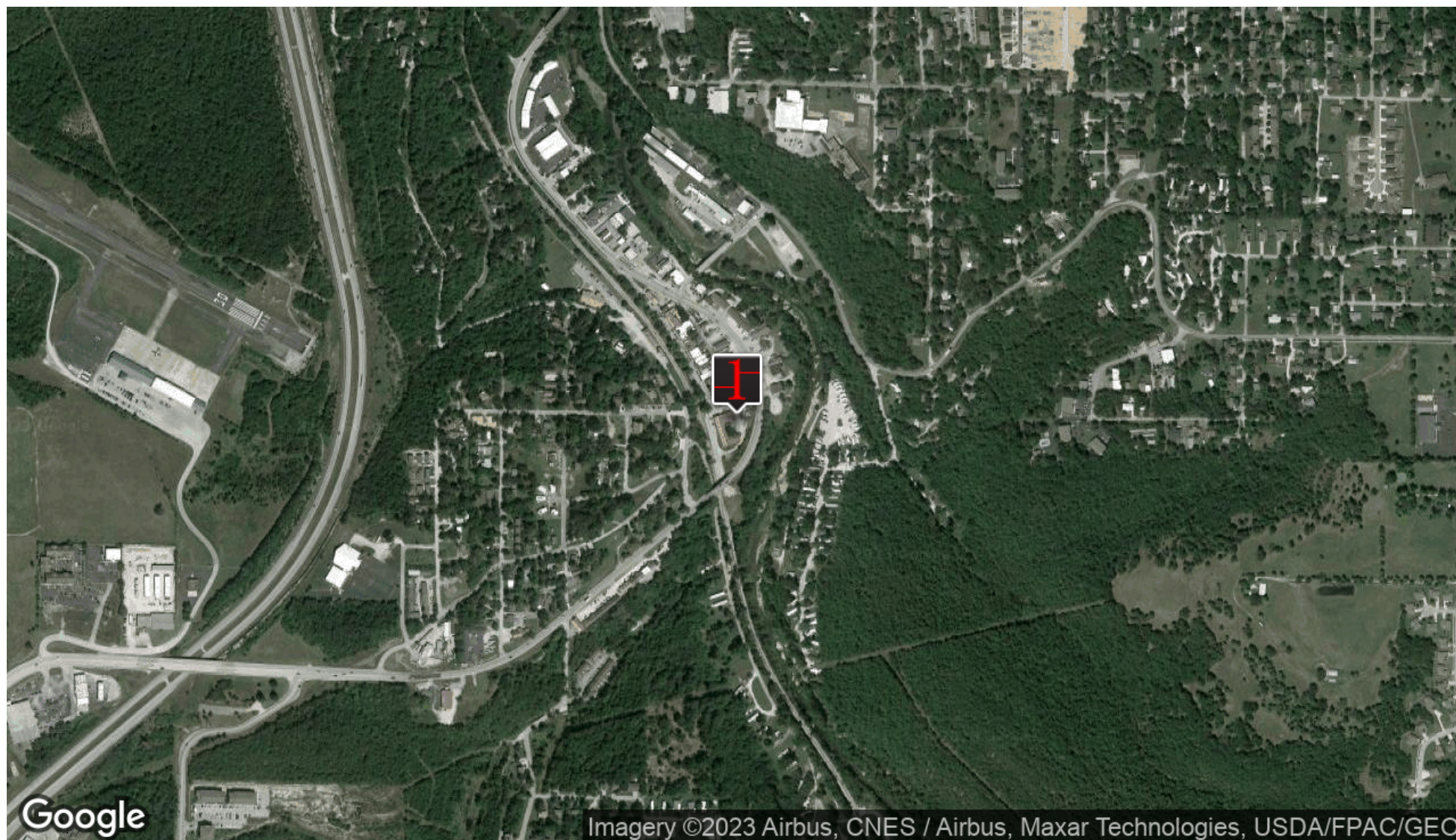
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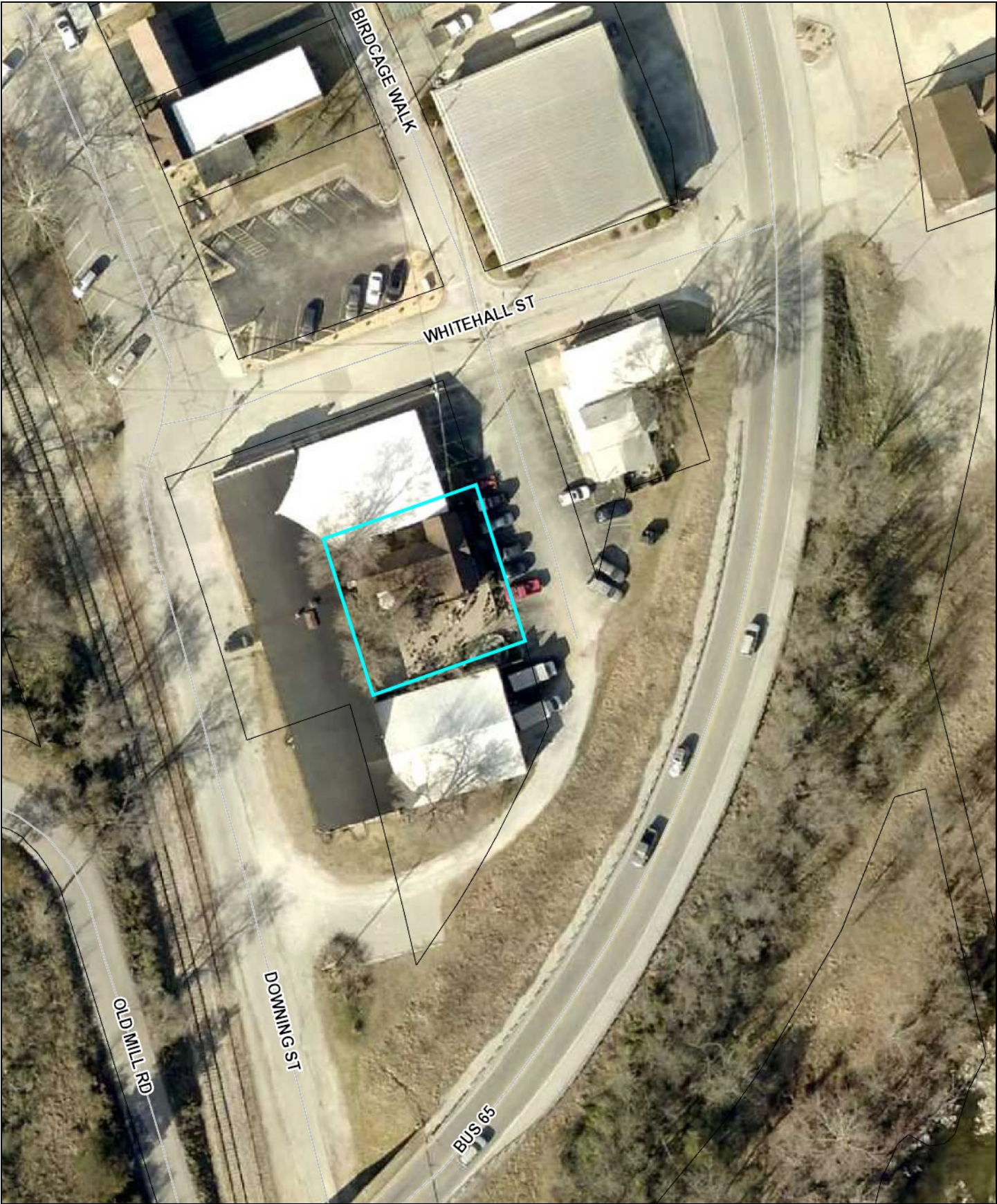


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COFFEE AND WINE STORE

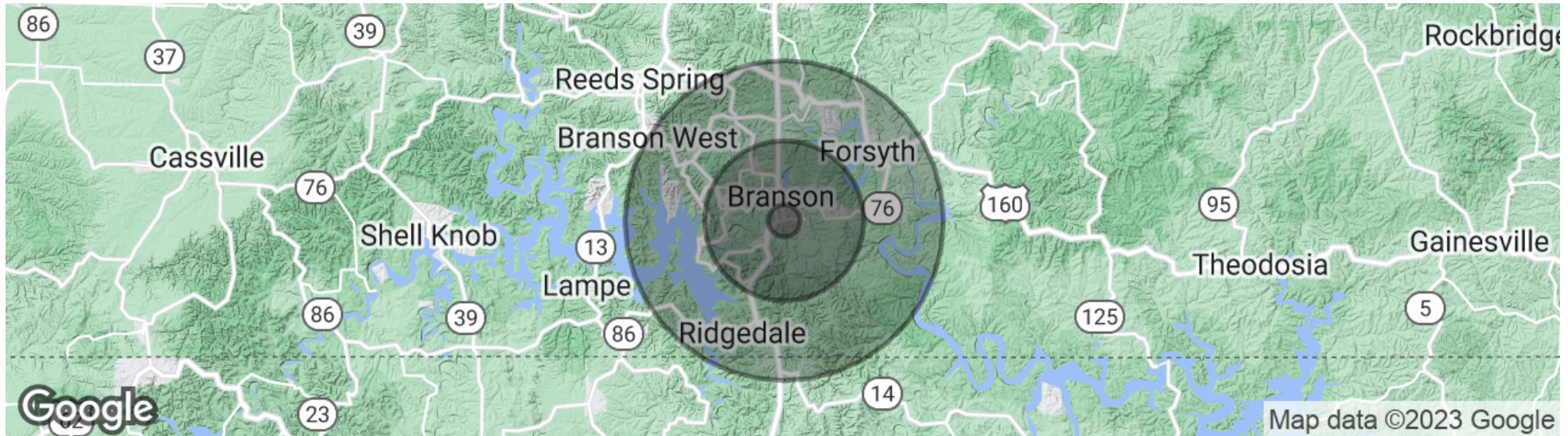




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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	855	18,698	48,440
Median age	33.2	37.1	39.6
Median age (Male)	29.0	34.3	37.3
Median age (Female)	35.3	38.6	41.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	295	7,280	19,655
# of persons per HH	2.9	2.6	2.5
Average HH income	\$64,582	\$59,278	\$56,559
Average house value	\$213,920	\$158,236	\$175,398

* Demographic data derived from 2020 ACS - US Census

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