



# Real Estate Sales Specialists

*Setting the trend for how Real Estate is sold in the Midwest.*  
**www.BarnesRealty.com**

**18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177**

**1711 Oregon  
Hiawatha, KS 66434  
(785) 742-4580**

**1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010**

## ***Commercial Property*** ***515 State Street, Mound City, MO 64470***

*Located on the main street of Mound City, MO this commercial property, currently operating as Señor Barrigas Mexican Restaurant and is a **MUST SEE** to appreciate! The current business is well established and locally appreciated! There is a **HUGE** parking lot included and very appealing exterior. Both buildings have been completely gutted & redesigned with **quality, hand craftsmanship & unique decor** throughout giving it that warm, inviting atmosphere that makes customers want to revisit!*

### **LOCATION:**

Property is located in Mound City, MO just off of I-29 Exit #84. Take a right go to stop sign (State Street) Take a right and go just 4 blocks. Building sits on the right side of the road.

### **PRICE:**

\$99,900.00

**PRICE REDUCED! \$94,500.00**

### **YEAR BUILT:**

1910

(Bldg. 1 remodeled/2012 and Bldg. 2 remodeled/2013)

### **IMPROVEMENTS:**

Two buildings w/upper & lower level  
Huge corner parking lot  
Street-side parking/ side & rear alleys  
Full basement w/concrete floor  
Bar area  
Public & private restrooms  
Full-scale commercial kitchen  
LARGE billboard facing Southbound traffic  
New central A/C being installed July 2019

### **LOT SIZE:**

Approx. 120' x 150'

### **TAXES:**

2019 taxes were \$1,808.74 on 3 taxable parcels.

### **RENTAL STATUS:**

Currently leased by Señor Barrigas Mexican Restaurant. Current Tenant owns all equipment, tables and chairs.

### **LISTING AGENTS:**

Billie Paul Sharp (660) 572-0029 or [bpsharp@barnesrealty.com](mailto:bpsharp@barnesrealty.com)

Jamie Barnes (660) 851-1125 or [jamie@barnesrealty.com](mailto:jamie@barnesrealty.com)

### **BROKER PARTICIPATION:**

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**



*Commercial Building*  
*515 State Street, Mound City, MO 64470*  
*Google Aerial*

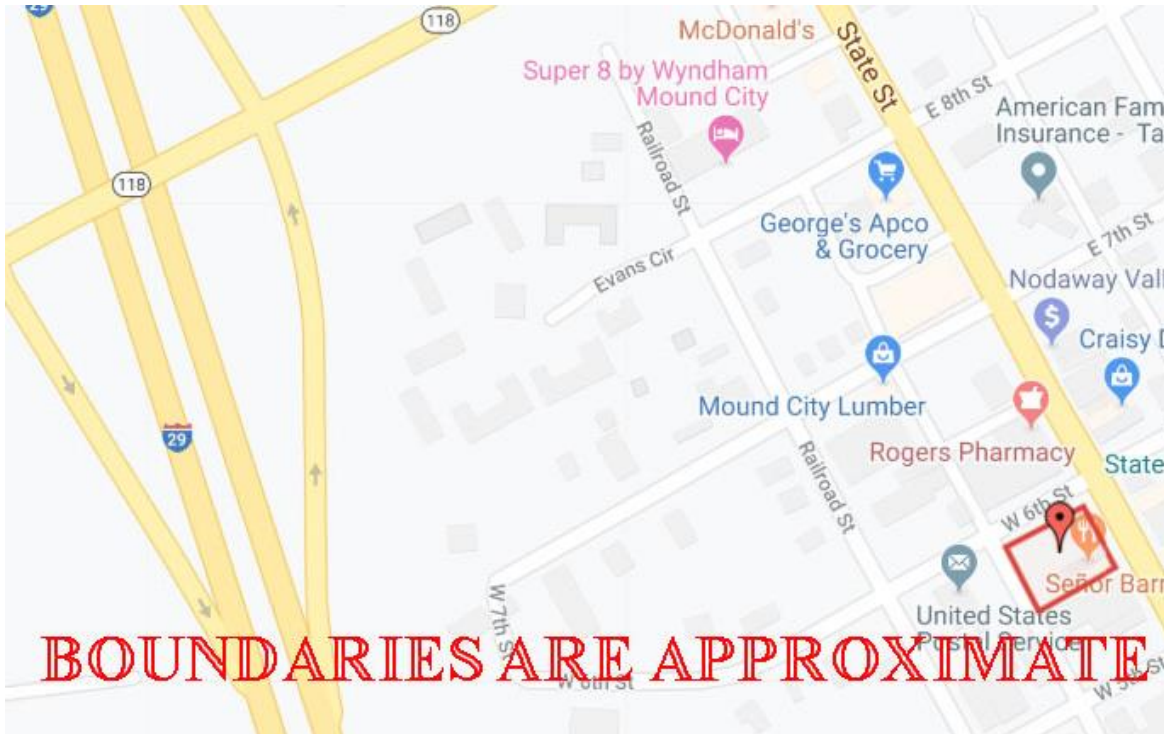


*General Location*





***Commercial Building***  
***515 State Street, Mound City, MO 64470***  
***Driving Map***



***Tax Map***





***Commercial Building***  
***515 State Street, Mound City, MO 64470***  
***Photos***





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