

SCOUT

REALTY
GROUP

INVESTMENT PROPERTY FOR SALE
204 N. MAIN STREET
ST. CHARLES, MO 63301

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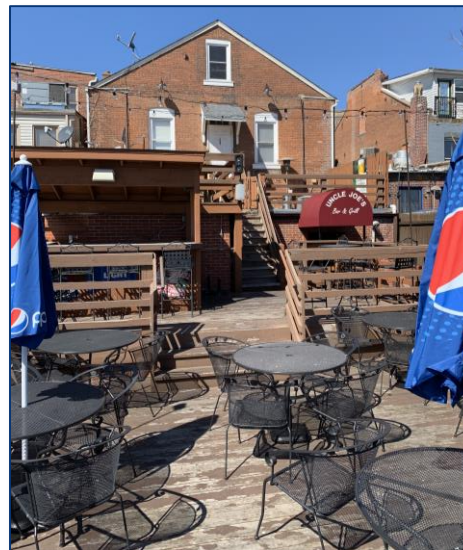


FOR SALE

PROPERTY DESCRIPTION

- ▲ 5,628 SF Building
- ▲ Successful Bar / Restaurant on Main Level (Uncle Joe's)
- ▲ 2 Apartments on 2nd Floor (both leased)
- ▲ 1,600 SF Deck Recently Added to the Rear of the Building
- ▲ Irreplaceable Property in the Heart of Historic St. Charles which is Missouri's First and Largest Nationally Registered Historic District
- ▲ Abundant Parking in the Rear of the Building (free)

NOI of \$61,182 (8.4% Cap Rate)



\$729,000

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