

Highway 76 Investment Opportunity

FOR SALE OR LEASE

Branson Restaurant



1315 W. Highway 76 Branson, MO

Fully equipped restaurant and building for sale or lease with seating up to 270 people. Two areas can be divided for individual parties. Two walk in coolers and a freezer, four storage rooms, two ice machines, two deep fryers, large hood, three large sink areas, newer roof, industrial sized, automatic dishwashing machine. Over \$200,000.00 of improvements and upgrades including new flooring. Large lot with plenty of parking space. Located next to the new Dunkin on the Branson Strip.

- Full Service Restaurant
- 8532 sqft.
- Seating for 270 people
- For Sale \$1,500,000
- For Lease \$7,000/mo.
- Excellent Visibility
- MLS 60230072
- MLS 60244420

Chris Vinton




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VINTON
COMMERCIAL REALTY

	60230072	Commercial-All Types	Other	Active
	County: Taney Aprx Lot Size (Acres): 3 Aprx Year Built: 1981 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: No Garage/Carport: No		List Price: \$1,500,000 List Price/SqFt: 175.23 SqFt - Total: 8,560 Section: 6 Township: 22 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No	

Directions: Hwy. 65 to Branson exit and west to property on right just before the Auto Museum.

Legal Description: BRANSON HEIGHTS PT LTS 4 & 5 BLK 1; CITY OF BRANSON Legal on Title shall govern.

Marketing Remarks: Recently updated restaurant and building for sale with seating up to 270 people. Two areas can be separated to allow for a bar area, another restaurant type, or individual parties. Three walk in coolers/freezers, four storage rooms, three large sink areas, kitchen hood and newer roof. Some equipment remains. Large lot with plenty of parking space. Located next to the new Dunkin on the Branson Strip. Also for Lease see MLS#60244420. **Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details		Dock Information	Tax & Legal
How to Show: Call Listing Agent; Call Listing Office County: Taney View: City Miscellaneous: Commercial Dishwasher; Exhaust Fan(s); Fencing; Freezer; Handicap Accessible; Public Restrooms; Refrigeration; Sign-Pole Utilities Available: Electric; Gas; High Speed Internet Access; Public Sewer; Public Water Business Type: Restaurant	Parking: 20+ Spaces Heating: Electric; Forced Air Cooling: Central; Electric Restrooms: 2 View: No Waterfront/View: None Roof: Asphalt		Real Estate Tax: 10,305.74 RE Tax Provided By: Assessor Records Tax ID: 17-3.0-06-001-001-009.001 2021 Transaction Type: Sale

	Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919
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	60244420	Commercial-All Types	Retail	Active
	County: Taney Aprx Lot Size (Acres): 3 Aprx Year Built: 1981 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: No Garage/Carport: No		List Price: \$7,000 List Price/SqFt: 0.82 Lease Rate (\$/SF/YR): 9.81 Lease Type: NNN Lease Type: NNN SqFt - Total: 8,560 Section: 6 Township: 22 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No	

Directions: Hwy. 65 to Branson exit and west to property on right just before the Auto Museum.

Legal Description: Legal on Title shall govern. Branson Heights PT LTS 4 & 5 BLK 1; City of Branson

Marketing Remarks: Fully equipped restaurant and building for sale or lease with seating up to 270 people. Two areas can be divided for individual parties. Two walk in coolers and a freezer, four storage rooms, two ice machines, two deep fryers, three large sink areas, newer roof, industrial sized, automatic dishwashing machine. Over \$200,000.00 of improvements and upgrades including new flooring. Large lot with plenty of parking space. Located next to the new Dunkin on the Branson Strip. Building is also for sale see MLS #60230072 for details. **Information contained in this listing has been obtained through third party sources deemed reliable.

Details		Dock Information	Tax & Legal
How to Show: Call Listing Agent; Call Listing Office County: Taney View: City Miscellaneous: Commercial Dishwasher; Exhaust Fan(s); Fencing; Freezer; Handicap Accessible; Public Restrooms; Refrigeration; Sign-Pole Utilities Available: Electric; Gas; High Speed Internet Access; Public Sewer; Public Water Business Type: Restaurant	Parking: 20+ Spaces Heating: Electric; Forced Air Cooling: Central; Electric Restrooms: 2 Waterfront/View: None Roof: Asphalt		Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 17-3.0-06-001001-009.001 2022 Transaction Type: Lease

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For more information contact Vinton Commercial Realty 417.334.9400 chris@vintonrealty.com www.VintonRealty.com
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Parcel ID	17-3.0-06-001-001-009.001	Alternate ID	n/a	Owner Address	TRAN DUNG & NHUNG MA
Sec/Twp/Rng	6-22-21	Class	n/a		140 TYLER
Property Address	1315 W STATE HWY 76	Acreage	n/a		BRANSON MO 65616
District	4CXB				
Brief Tax Description	BRANSON HEIGHTS BRANSON HEIGHTS PT LTS 4 & 5 BLK 1 CITY OF BRANSON				
	(Note: Not to be used on legal documents)				