

New Listing

Branson Restaurant for SALE!

Centrally Located in the Heart of Branson



3009 W. Hwy. 76 Country Blvd.

Turn-key restaurant property on the lively Branson Strip is now available for purchase. Spanning over 8600 square feet, the restaurant accommodates up to 256 patrons indoors and offers an appealing outdoor seating area. The dining room emanates a delightful rustic ambiance with its wooden beam trusses and a grand gas fireplace. The well-equipped kitchen includes three walk-in coolers, a walk-in freezer, and hood vent systems with fire suppression capabilities, ensuring seamless and efficient operations. The establishment prioritizes accessibility and comfort with four ADA-compliant restrooms on the first floor, featuring tiled flooring and granite countertops. Moreover, safety measures, such as the installation of a comprehensive fire sprinkler system and roof-mounted HVAC units, have been put in place to enhance overall safety and security. Additionally, the lower level, accessible through a separate entrance, houses a spacious banquet room with finished concrete floors and two supplementary restrooms. With its prime location and an array of amenities, this property provides a promising foundation for a thriving restaurant venture.

- 8646 sf.
- \$2,800,000.00
- Seating for 256
- 3 walk in coolers
- Hood Vent System
- Gas Fireplace
- Ample Parking
- Excellent Location

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VINTON
COMMERCIAL REALTY

	60260207Commercial-All Types		Retail	Active
	County: Taney Aprx Lot Size (Acres): 0.39 Aprx Year Built: 2013 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: No Garage/Carport: No		List Price: \$2,800,000 List Price/SqFt: 323.85 SqFt - Total: 8,646 Section: 17 Township: 23 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No	

Directions: Take St. Hwy. 65 to 76 Country Blvd. to property on right.
Legal Description: PT SE4NE4 (RESTAURANT SITE); CITY OF BRANSON LEGAL ON TITLE SHALL GOVERN

Marketing Remarks: Turn-key restaurant property on the lively Branson Strip is now available for purchase. Spanning over 8600 square feet, the restaurant accommodates up to 256 patrons in-doors and offers an appealing outdoor seating area. The dining room emanates a delightful rustic ambiance with its wooden beam trusses and a grand gas fireplace. The well-equipped kitchen includes three walk-in coolers, a walk-in freezer, and hood vent systems with fire suppression capabilities, ensuring seamless and efficient operations. The establishment prioritizes accessibility and comfort with four ADA-compliant restrooms on the first floor, featuring tiled flooring and granite countertops. Moreover, safety measures, such as the installation of a comprehensive fire sprinkler system and roof-mounted HVAC units, have been put in place to enhance overall safety and security. Additionally, the lower level, accessible through a separate entrance, houses a spacious banquet room with finished concrete floors and two supplementary restrooms. With its prime location and an array of amenities, this property provides a promising foundation for a thriving restaurant venture.

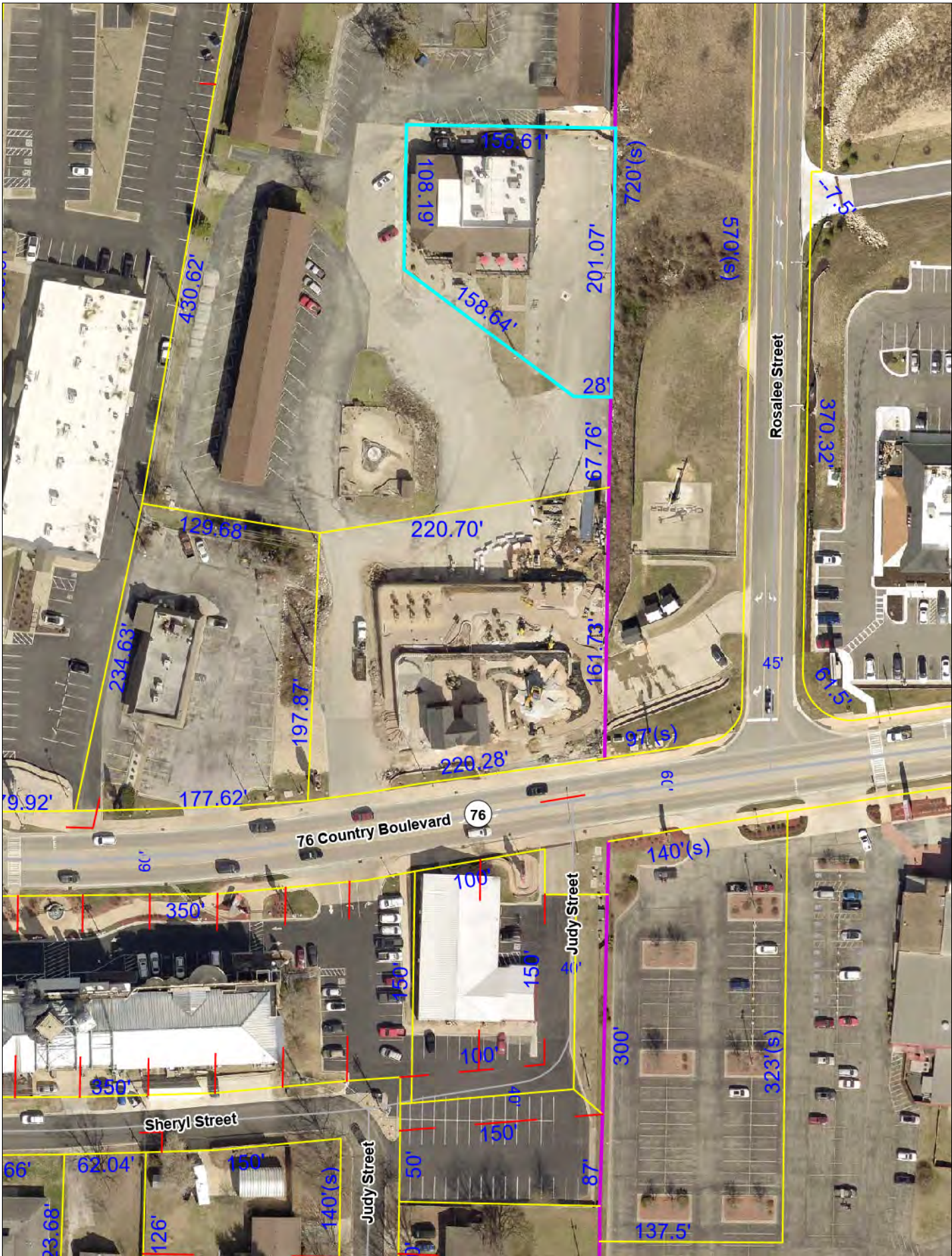
Details		Dock Information	Tax & Legal
How to Show: Call Listing Agent County: Taney View: City Miscellaneous: Freezer; Public Restrooms; Refrigeration; Sign-Pole Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water Business Type: Restaurant	Parking: 20+ Spaces; Hard Surface Heating: Electric; Forced Air Cooling: Central Restrooms: 4 Waterfront/View: None Roof: Composition		Real Estate Tax: 11,143 Tax ID: 18-1.0-02-001-001-016.002 2023 Transaction Type: Sale



Presented by
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* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.



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SKETCH/AREA TABLE ADDENDUM

CASEY TRAIL PARKING ADDENDUM

Consolidate Parking Easement
Property Address: 3168 W 78 Country Blvd
City: Branson State: MO Zip:
Recorder:
Lender/Clerk:
Appraiser Name:

The survey sketch shows a rectangular area designated as a parking easement. The northern boundary is a road with a width of 156.61 feet. The eastern boundary is a road with a width of 201.07 feet. The southern boundary is a property line with a width of 201.07 feet. The western boundary is a property line with a width of 201.07 feet. The easement area is labeled "Dedicated Parcel" and "Parking Easement". The total area of the easement is 0.61 acres (26437.34 sq ft). The perimeter of the easement is 1279.11 feet. There is no significant error of closure.

Subject Site:
Beginning at a point of the Tract described by Moles and Bounds as follows:
THENCE Due South, a distance of 189.19 Feet;
THENCE South 54° 9' 30" East, a distance of 189.64 Feet;
THENCE Due East, a distance of 74.08 Feet;
THENCE Due South, a distance of 767.52 Feet;
THENCE South 83° 32' 0" West, a distance of 31.93 Feet;
THENCE Due North, a distance of 201.07 Feet;
THENCE North 61° 0' 33" West, a distance of 173.07 Feet;
THENCE North 1° 13' 30" East, a distance of 61.15 Feet;
THENCE North 86° 50' 33" West, a distance of 47.07 Feet;
THENCE North 3° 59' 45" West, a distance of 88.13 Feet;
THENCE South 62° 20' 35" East, a distance of 65.09 Feet to point of beginning;
said tract containing 0.61 acres (26437.34 sq ft) of land, more or less.
Perimeter = 1279.11 Feet
No significant error of closure.

Subject Site:
Beginning at a point of the Tract described by Meter and Bounds as follows:
THENCE Due East, a distance of 28.50 Feet;
THENCE Due North, a distance of 201.07 Feet;
THENCE Due West, a distance of 196.61 Feet;
THENCE Due South, a distance of 108.15 Feet;
THENCE South 54° 9' 30" East, a distance of 133.64 Feet to point of beginning;
said tract containing 0.19 acres (82518.92 sq ft) of land, more or less.
Perimeter = 662.31 Feet
No significant error of closure.

DATA PRESENTATION

CHARLIE'S STEAK RIBS & ALE RESTAURANT

