



37 Enterprise Drive

RESTAURANT FOR SALE

PRICE REDUCED!
3,260 SF
FULLY LEASED
FREE STANDING
RESTAURANT
BUILDING
W/DOUBLE DRIVE-
THRU
FOR SALE

37 Enterprise Drive
Seymour, MO 65746

Presented By

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DESCRIPTION

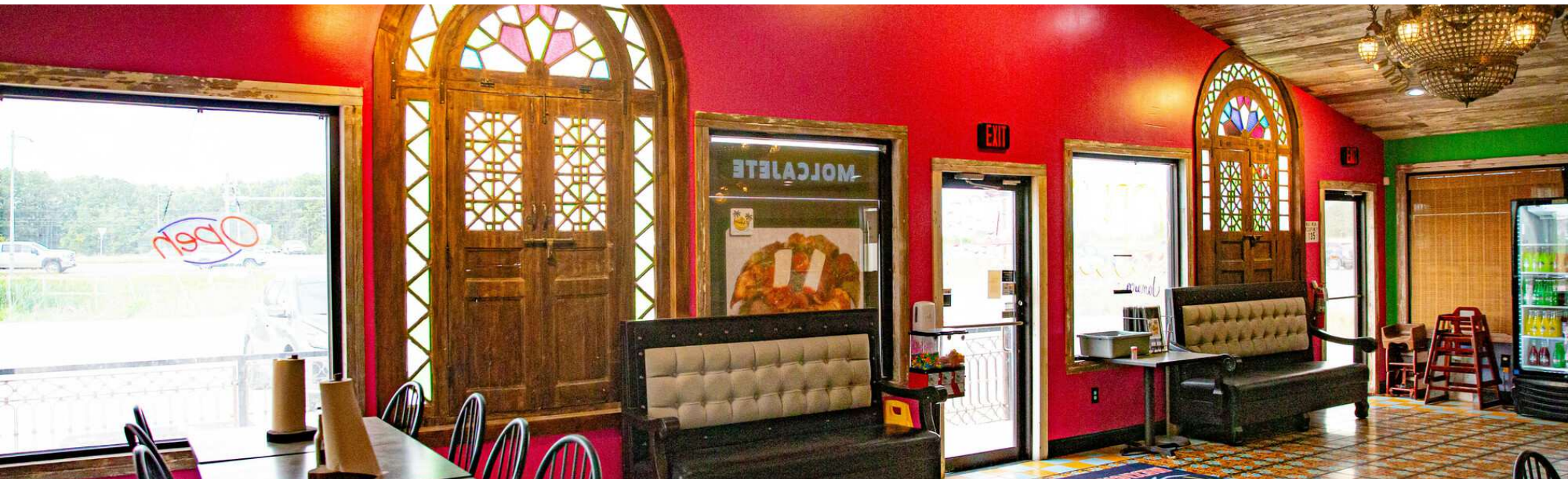
Discover this exceptional 3,260 square foot restaurant building with double drive-thru located at 37 Enterprise Drive in Seymour, Missouri. Strategically positioned near the busy intersection of Highway 60 and Clinton Avenue, this property offers maximum visibility and traffic flow in one of Seymour's most accessible commercial corridors. The building is currently 100% leased providing immediate cash flow for investors seeking a turnkey opportunity. With its established restaurant tenant, proven location, and drive-thru convenience, this property represents a solid investment in Missouri's growing food service market. The high-traffic location ensures consistent customer flow, while the fully leased status eliminates vacancy concerns and provides predictable rental income from day one.

RESTAURANT BUILDING FOR SALE - FULLY LEASED

Sale Price	\$825,000
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PROPERTY INFORMATION

Building Size	3,260/SF
Ceiling Height	11 FT
Lot Size	+/- 3 Acres
Zoning	GR - General Retail
Property Type	Restaurant
2024 Tax:	\$2,305.69
APN #	15803400000009050



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LOCATION DESCRIPTION

Located along the busy corridor of Hwy 60 at the intersection of Clinton Ave. in Seymour

SITE INFORMATION

FRONTAGE STREET	HWY 60
ACCESS	Good
PARKING AEA	Good
TOPOGRAPHY	Level
PUBLIC UTILITIES	<i>Electricity & water</i>
SEWER	City Utilities
UNDERGROUND UTILITIES	Yes
PREDOMINANT CONSTRUCTION	Wood-frame with siding and asphalt shingle roof.
PARKING AEA	Paved open surface parking
FOUNDATION	Slab



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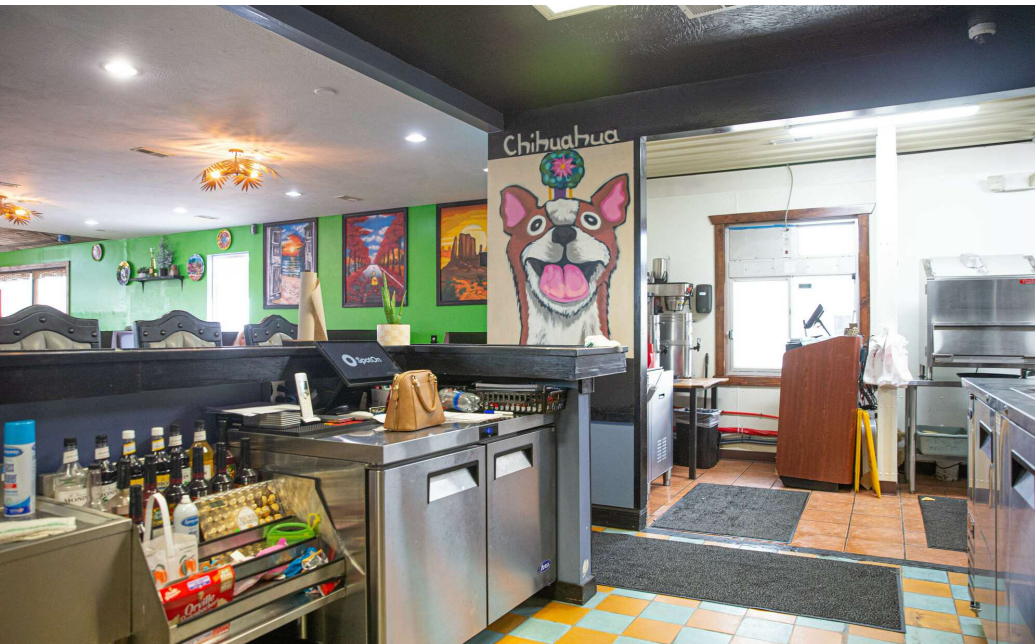
SPECIAL FEATURES

- Large kitchen with a hood
- Cooler
- 2 restrooms
- 1920's chandelier from France
- Handmade inlaid marble pasta tiles from Yucatan
- Custom made palm trees
- Outdoor railing from the late 1800's, hand forged from Wales!
- Handmade Malibu tiles in the restrooms from 1920's Spanish designs
- Audiophile 6 channel stereo with indoor and outdoor speakers



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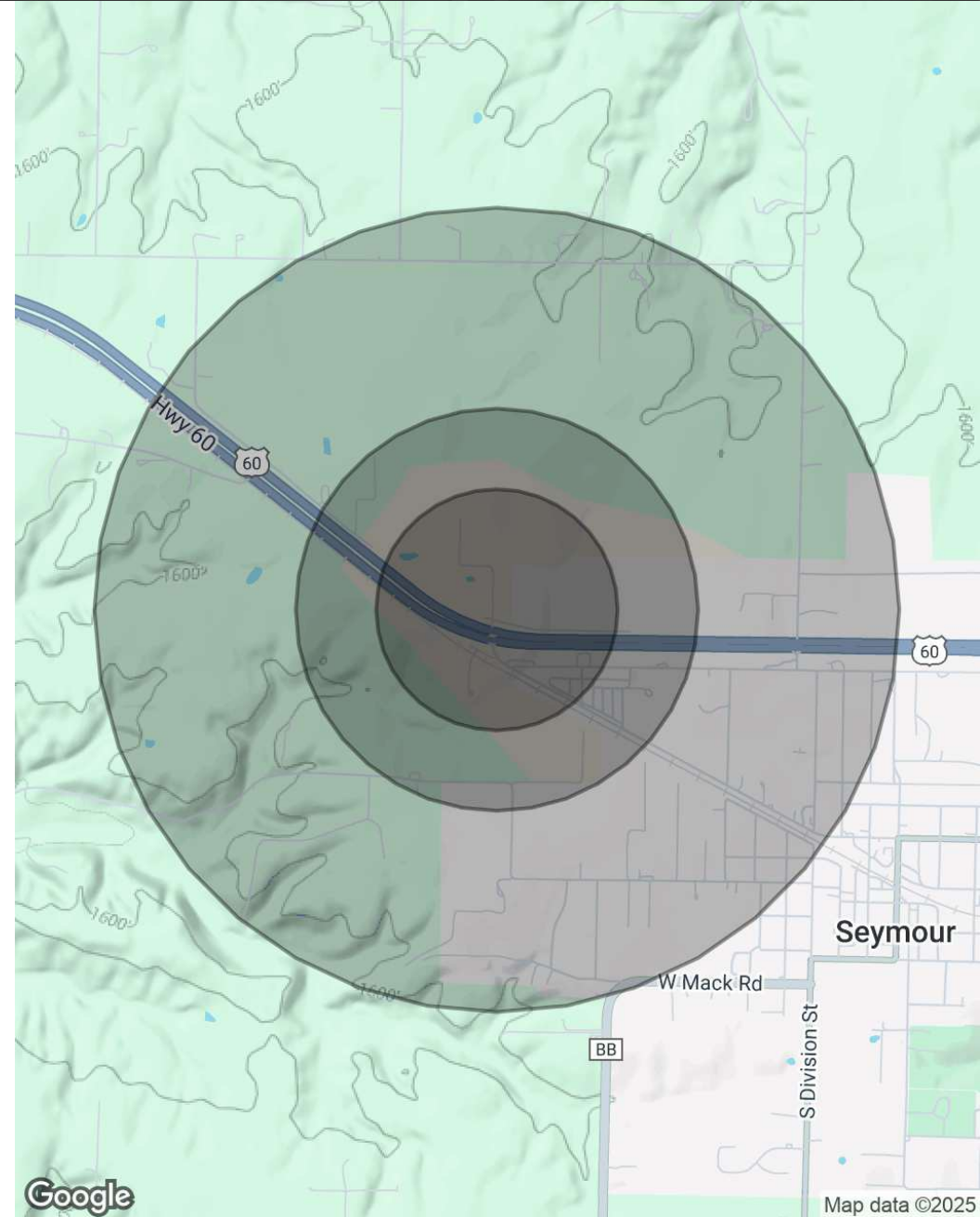


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	14	93	754
Average Age	33	37	39
Average Age (Male)	32	36	37
Average Age (Female)	33	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	33	295
# of Persons per HH	3.5	2.8	2.6
Average HH Income	\$80,196	\$71,095	\$63,623
Average House Value	\$275,966	\$205,699	\$170,884

Demographics data derived from AlphaMap





Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



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