

FOR SALE -AND- LEASE

704 E Washington Blvd.,
Cuba, MO 65453



4,943 SF MIXED-USE COMMERCIAL PROPERTY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Vito LaFata IV
Broker Associate
Office: (618) 277-4400 (Ext. 35)
Cell: (314) 824-8486
vitol@barbermurphy.com



AREA MAP

704 E Washington Blvd., Cuba, MO 65453

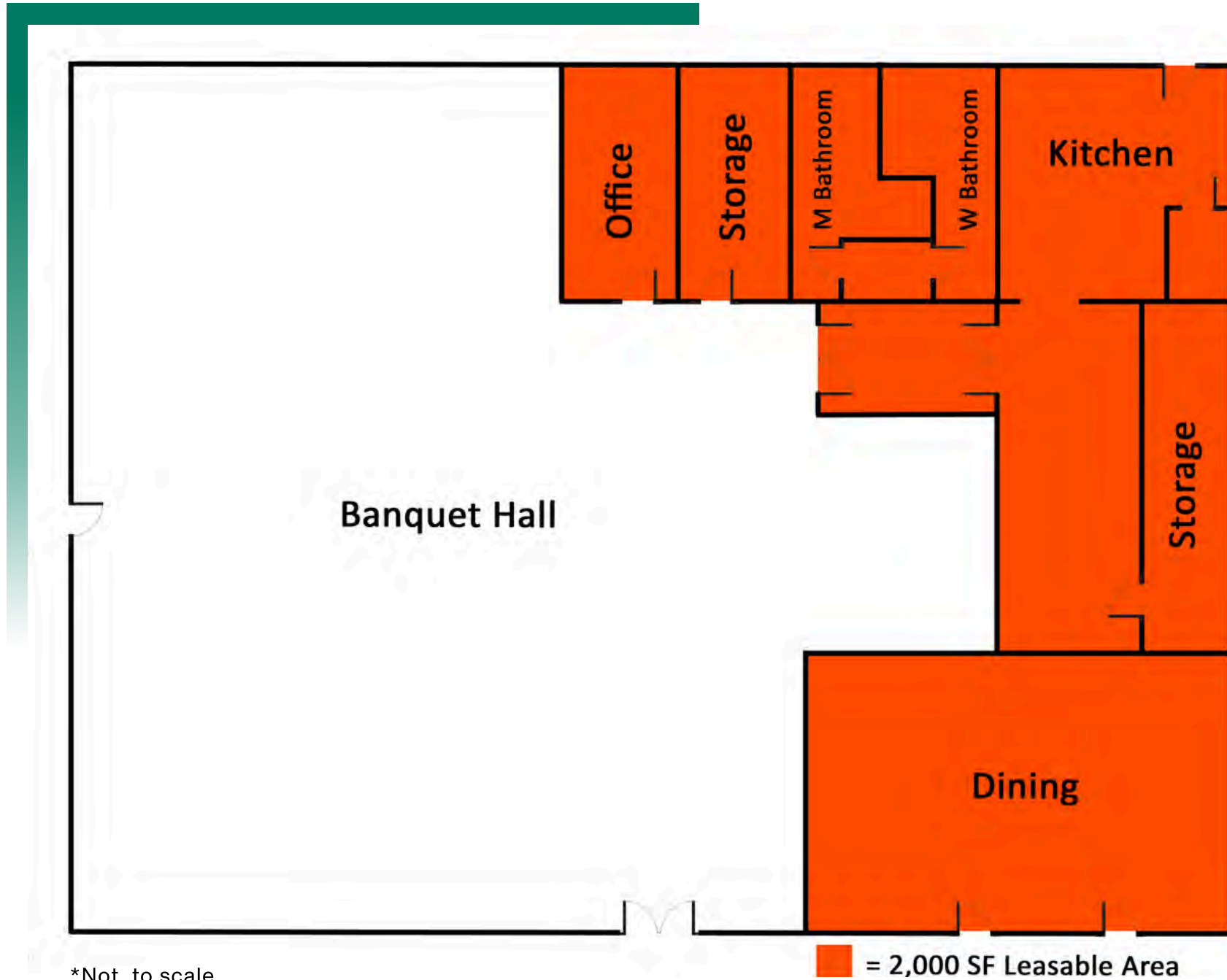


LOCATION OVERVIEW

The property is located at 704 E Washington Blvd in Cuba, Missouri, approximately 1 mile from I-44 with frontage along Historic Route 66. Washington Blvd benefits from steady local and pass-through traffic, averaging approximately 2,500 vehicles per day, and provides strong visibility for retail, restaurant, or event-driven uses. In 2026, Route 66 celebrates its 100th Anniversary, bringing increased tourism and travel through Cuba, a community widely recognized as the “Route 66 Mural City.” This milestone is expected to drive additional visitors and economic activity throughout the year. Cuba is experiencing continued residential and regional growth, including a new McBride Homes development adding approximately 300 homes, increasing local population and consumer demand. The area is also supported by nearby private lake communities, which bring consistent seasonal traffic and spending into the city. Positioned between Rolla and Sullivan, Cuba captures a strong mix of local residents, lake traffic, and regional travelers along the I-44 corridor, making this location well-suited for hospitality, retail, and community-oriented uses.

FLOOR PLAN

704 E Washington Blvd., Cuba, MO 65453



*Not to scale

■ = 2,000 SF Leasable Area

LEASABLE AREA INFORMATION

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LEASE SPACE OUTLINE



LEASE SPACE AERIAL



Now available for lease, this approximately 2,000 SF restaurant and bar space in Cuba, Missouri, offers a near turnkey opportunity for an operator looking to get up and running quickly.

The space includes:

Commercial Kitchen

Walk-In Cooler

Bar With Beer Taps

Dining Room Tables & Chairs

Office Room

Storage Areas

Ample Parking

Ideal for:

Restaurant

Bar & Grill

Brewery Taproom

Catering Operation

Coffee House

Hospitality Concept

The property is a well-known local gathering place with strong visibility and endless possibilities for a new operator. Need more space? The adjoining banquet hall is also available, allowing tenants to lease the entire $\pm 5,000$ SF building.

PROPERTY PHOTOS

704 E Washington Blvd., Cuba, MO 65453

REAR EXTERIOR



CAR PORT PARKING



BAQUET HALL



BANQUET HALL



PROPERTY PHOTOS

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KITCHEN



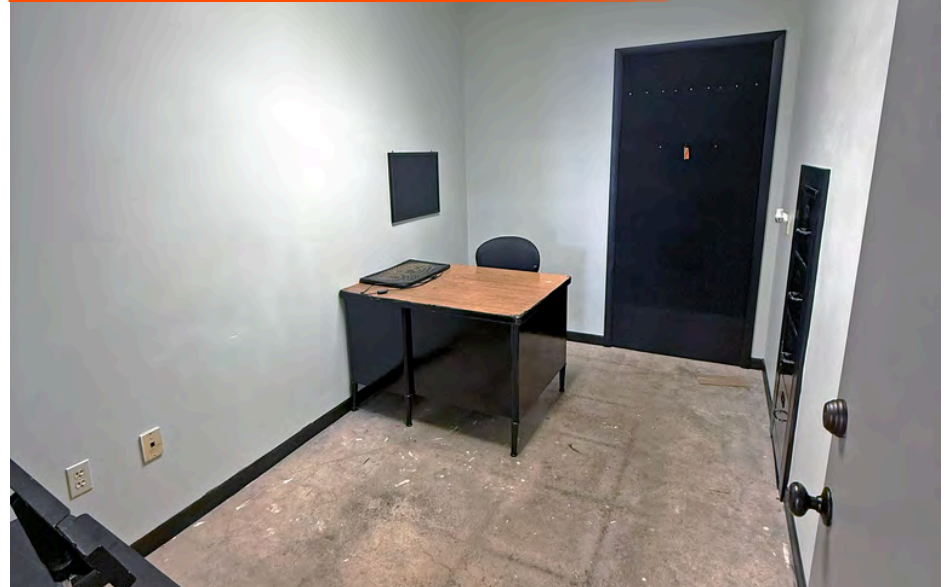
KITCHEN



DINING



OFFICE



OFFICE/RETAIL PROPERTY SUMMARY

704 E WASHINGTON BLVD

LISTING # 3191

LOCATION DETAILS:

Parcel #: 069031104003000 &
069031104002000
County: MO - Crawford
Zoning: Commerical

PROPERTY OVERVIEW:

Building SF: 4,943
Vacant SF: 2,000
Usable Sqft: 4,943
Min Divisible SF: 4,943
Max Contig SF: 4,943
Office SF: 3,000
Retail SF: 1,943
Lot Size: 0.28 Acres
Depth: 120'
Parking Spaces: 20
Parking Surface Type: Rock/Concrete

STRUCTURAL DATA:

Year Built: 1935
Yr Renovated: 2023
Ceilings: 9'

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$459,000
Price / SF: \$92.86
Lease Rate: \$1,500/Month
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$2,759.77
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 2500

PROPERTY DESCRIPTION:

This 4,943 SF retail/assembly building in Cuba, Missouri, is available for sale or lease and offers flexible, multi-use potential. The building is divided into two functional spaces. One side is built out as a near turnkey restaurant and bar, featuring a full commercial kitchen with walk-in refrigeration, bar area, tables and chairs included, two restrooms, a private office, and three storage rooms—ideal for a restaurant, bar & grill, or brewery concept. The other side consists of a large open banquet/event hall, historically used for auctions and community gatherings, allowing for easy reconfiguration for assembly or entertainment uses. The property includes a spacious parking lot and covered carport. Formerly a VFW hall, the building benefits from strong local recognition and a proven history as a community gathering space.



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