

**SALE PRICE REDUCED**

**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



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

704 E Washington Blvd., Cuba, MO 65453

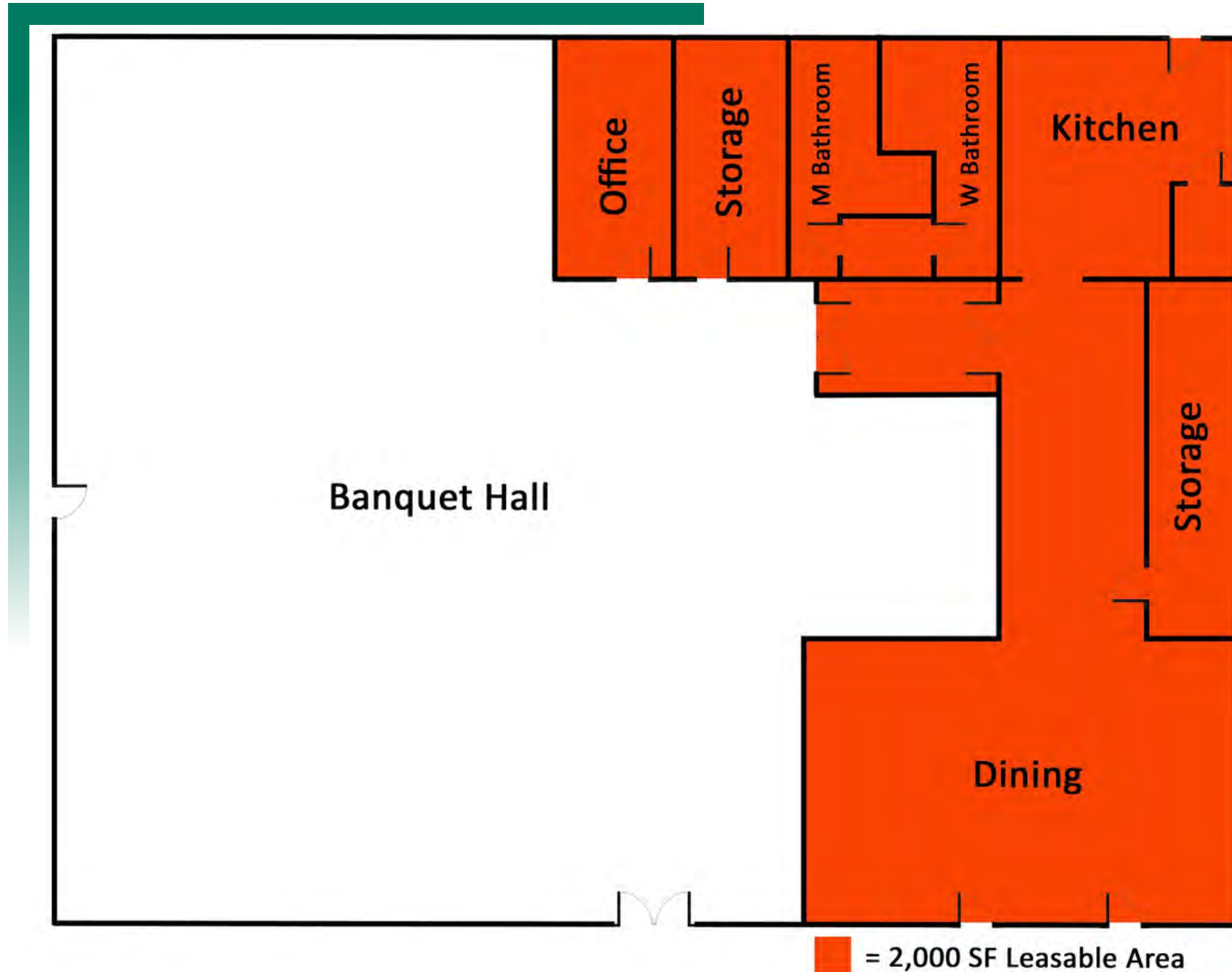


## LOCATION OVERVIEW

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

# LEASABLE AREA INFORMATION

704 E Washington Blvd., Cuba, MO 65453

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

704 E Washington Blvd., Cuba, MO 65453

KITCHEN



KITCHEN



DINING



OFFICE



## OFFICE/RETAIL PROPERTY SUMMARY

704 E WASHINGTON BLVD., CUBA, MO 65453

**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:

**REDUCED Sale Price:** \$395,000  
**Price / SF:** \$79.91  
**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.

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**VITO LAFATA IV**

Broker Associate  
O: (618) 277-4400  
C: (314) 824-8486  
vitol@barbermurphy.com