



HISTOIC JOHN B. BUSCH BREWING CO.
FOR SALE: WASHINGTON, MO

MAIN^{St.}
REAL ESTATE

CORE
REAL ESTATE GROUP, LLC

- Welcome to a timeless piece of history in the heart of Washington, MO. Take the opportunity to own the Original Busch Brewery built by John B. Busch, brother to Adolphus Busch. Originally crafted in 1854, this distinguished brewery has been tastefully repurposed into an Event Venue, seamlessly blending historic charm with modern elegance. Upgraded plumbing, electric and HVAC throughout makes this investment property ready to go. All equipment and assets related to the venue business are included as well as all future contracts. Spanning 32,000 sq. ft. +/- this venue accommodates gatherings of all sizes or whatever your vision is.



108 BUSCH AVE. WASHINGTON, MO 63090

ASKING PRICE \$5,000,000

\$156.25 PSF

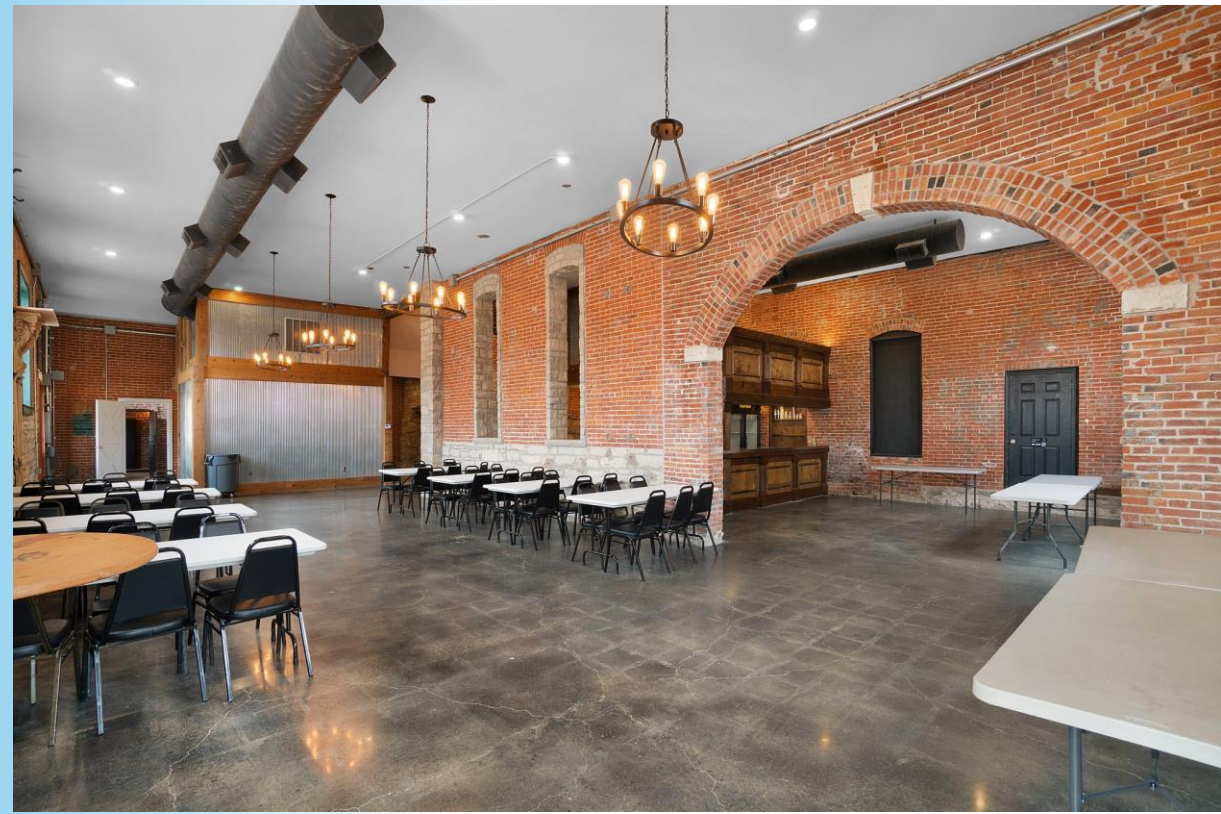
1.78 ACRES





- **EQUIPMENT**
- **REFRIGERATORS**
- **ICE MACHINES**
- **TABLES**
- **CHAIRS**
- **BAR EQUIPMENT**
- **AND MORE**

LOWER LEVEL
80 CAPACITY IN EACH HALL
160 TOTAL CAPACITY



CHAPEL
120 CAPACITY



UPPER LEVEL
300 CAPACITY



UPDATED RESTROOMS



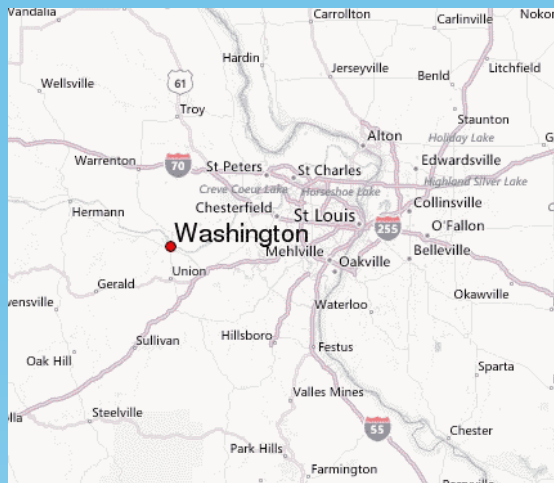
OUTDOOR SEATING





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If you are looking for a charming river town with a rich history and a taste of wine country, Washington, Missouri might be the perfect destination for you. Washington is less than an hour's drive from St. Louis, but it feels like a world away with its scenic views of the Missouri River, its quaint downtown district, and its numerous attractions. You can learn about the town's German heritage at the Washington Historical Society Museum and the Kohmueller Farmstead, or enjoy some of the best corncob pipes in the world at the Missouri Meerschaum Company. Washington is also surrounded by vineyards and wineries, where you can sample local wines and enjoy the beautiful countryside. Whether you are looking for culture, nature, or relaxation, Washington has something for everyone.



ADDITIONAL OPPORTUNITY





**THIS PROPERTY HAS ENDLESS POSSIBILITIES. KEEP IT AS AN
EVENT VENUE OR RESTORE IT TO ITS BREWING HERITAGE.**



CONFIDENTIALITY STATEMENT

The information contained in the following marketing packet is proprietary and confidential. The marketing packet is an unverified summary to provide information to a prospective purchaser. The information contained herein is not a substitute for an in depth due diligence process. Core Real Estate Group, LLC makes no warranty or representation regarding income or expenses for the subject property, the future projections, square footage, physical condition, improvements and or presence of hazardous materials or future plans of tenant occupying the property. All information contained in the marketing packet has been obtained by sources believed to be reliable and trustworthy. ALL POTENTIAL BUYERS MUST TAKE THE NECESSARY STEPS DURING THE DUE DILIGENCE PERIOD TO INVESTIGATE THE PROPERTY.

Exclusively
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