

**Cedar Valley Bar & Grill**  
1859 Madison 504  
Fredericktown, MO 63645

**\$179,999**  
4.530± Acres  
Madison County



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**Cedar Valley Bar & Grill**  
**Fredericktown, MO / Madison County**

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**SUMMARY**

**Address**

1859 Madison 504

**City, State Zip**

Fredericktown, MO 63645

**County**

Madison County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

37.5647 / -90.355603

**Taxes (Annually)**

2215

**Acreage**

4.530

**Price**

\$179,999

**Property Website**

<https://livingthedreamland.com/property/cedar-valley-bar-grill-madison-missouri/45804/>



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**PROPERTY DESCRIPTION**

Investors here is your chance to to purchase a large, newly renovated property just off the highway. This building is currently being ran as a bar and grill just outside of Fredericktown. With ample interior space including a bar, pool tables, newer bathrooms, and a small stage even for private events the sky is truly the limit. Highway 72 is frequently traveled with Silvermines and Millstream Gardens just down the road. Host your weekend campers, kayakers, and hikers to a hot meal, or help draw in the crowd with the resurgence of new businesses opening in downtown Fredericktown. Call today for your private showing.



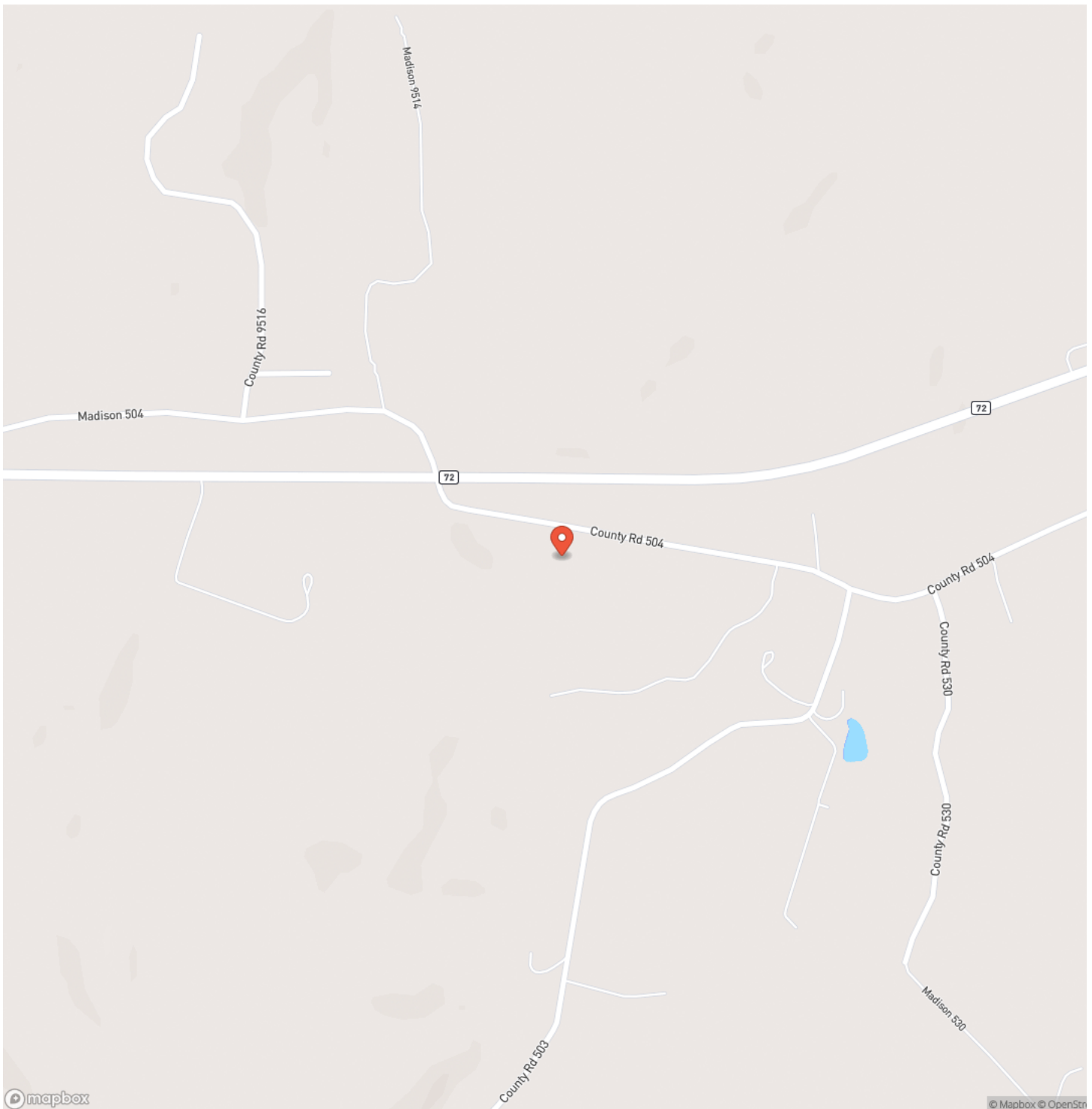
**Cedar Valley Bar & Grill**  
**Fredericktown, MO / Madison County**

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## Locator Map

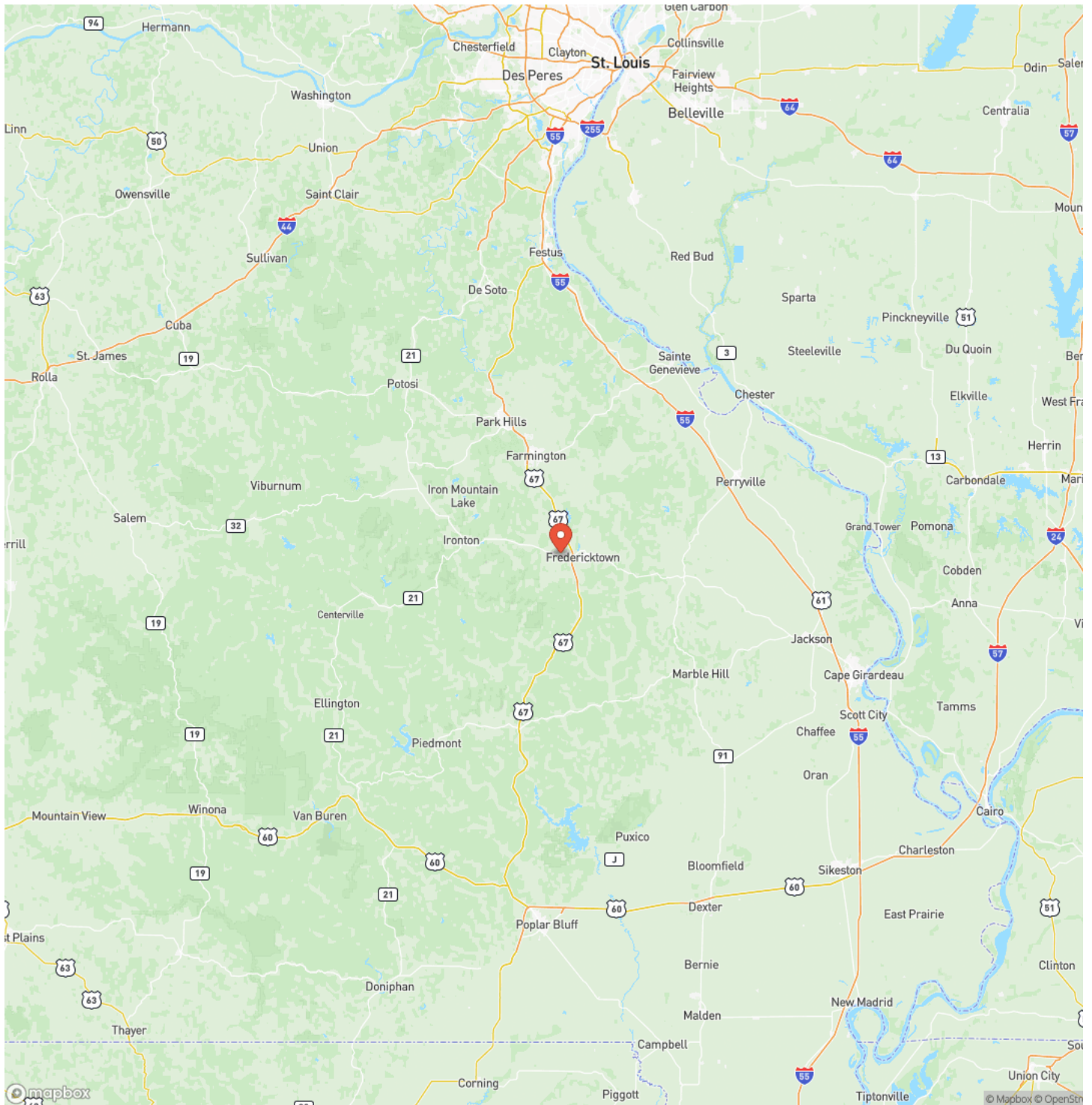


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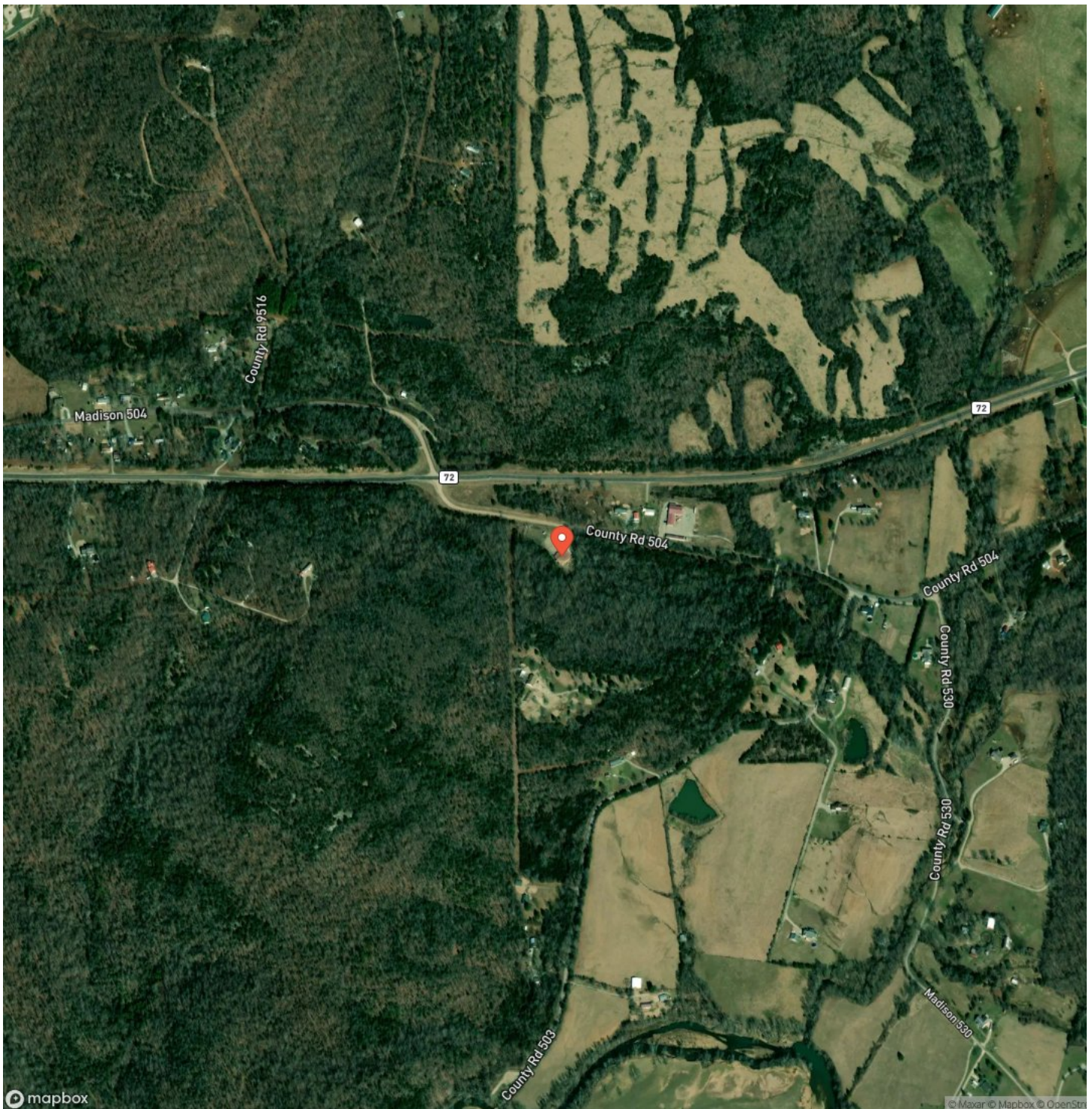


## Locator Map





## Satellite Map



**Cedar Valley Bar & Grill**  
Fredericktown, MO / Madison County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Lance Cureton

## Mobile

(573) 561-4400

## Email

[lance@livingthedreamland.com](mailto:lance@livingthedreamland.com)

**Address**

515 S. Franklin St.

## City / State / Zip

Cuba, MO 65453

## NOTES

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**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Living The Dream Outdoor Properties**  
6484 North Service Rd.  
Leasburg, MO 65535  
(855) 289-3478  
<https://livingthedreamland.com/>

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