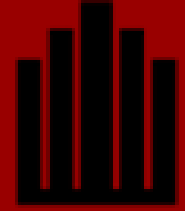


75,100 Sq Ft · 111 Old Orchard Rd · Bonne Terre MO, 63628

**REAL ESTATE & OPERATING BUSINESS
FOR SALE
\$4,500,000**



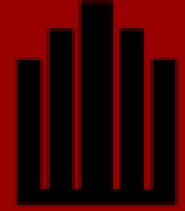


75,100 Sq Ft · 111 Old Orchard Rd · Bonne Terre MO, 63628

PROPERTY HIGHLIGHTS

- 75,100 sq ft on 6.97 acres.
 - 53,766 sq ft constructed in 2008.
 - 21,334 sq ft addition completed in 2010.
- Excellent visibility from US-67 with Combined AAWDT of 40,744
- Located 15 minutes north of Farmington, MO (49,500 population within 10 miles)
- Located 30 minutes south of Festus, MO (75,000 population within 10 miles)
- Serves the US-67 corridor between St. Louis and Cape Girardeau with no comparable competitor



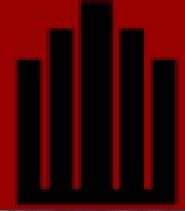


75,100 Sq Ft · 111 Old Orchard Rd · Bonne Terre MO, 63628

PROPERTY HIGHLIGHTS

- 20 Synthetic Bowling Lanes, Blacklight Mini Golf, Indoor/Outdoor Go Karts, Outdoor Mini Golf, Laser Tag, Bumper Boats, Arcade, Inflatables, Party Zones, & Concession area with Full Kitchen.
- ~77,000 sq ft of paved parking
- Zoned C-2, Central Business by Bonne Terre
- 53,766 sq ft of fully conditioned space. RTU's replaced in June 2026.
- Real estate, business, and equipment all available
- Financials available to qualified buyers after completion of NDA





75,100 Sq Ft · 111 Old Orchard Rd · Bonne Terre MO, 63628



Outdoor
Mini Golf

Inflatables

Indoor Go Karts

Bowling

Laser Tag

Party Zone

Family Fun Centre

Outdoor
Go Karts

Bumper Boats

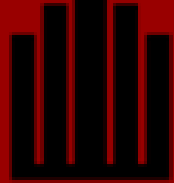
Arcade

Blacklight
Mini Golf

Full Kitchen
Concessions

Hardtronic ATM

Old Orchard Rd



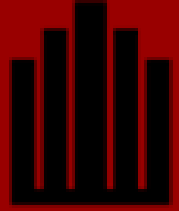
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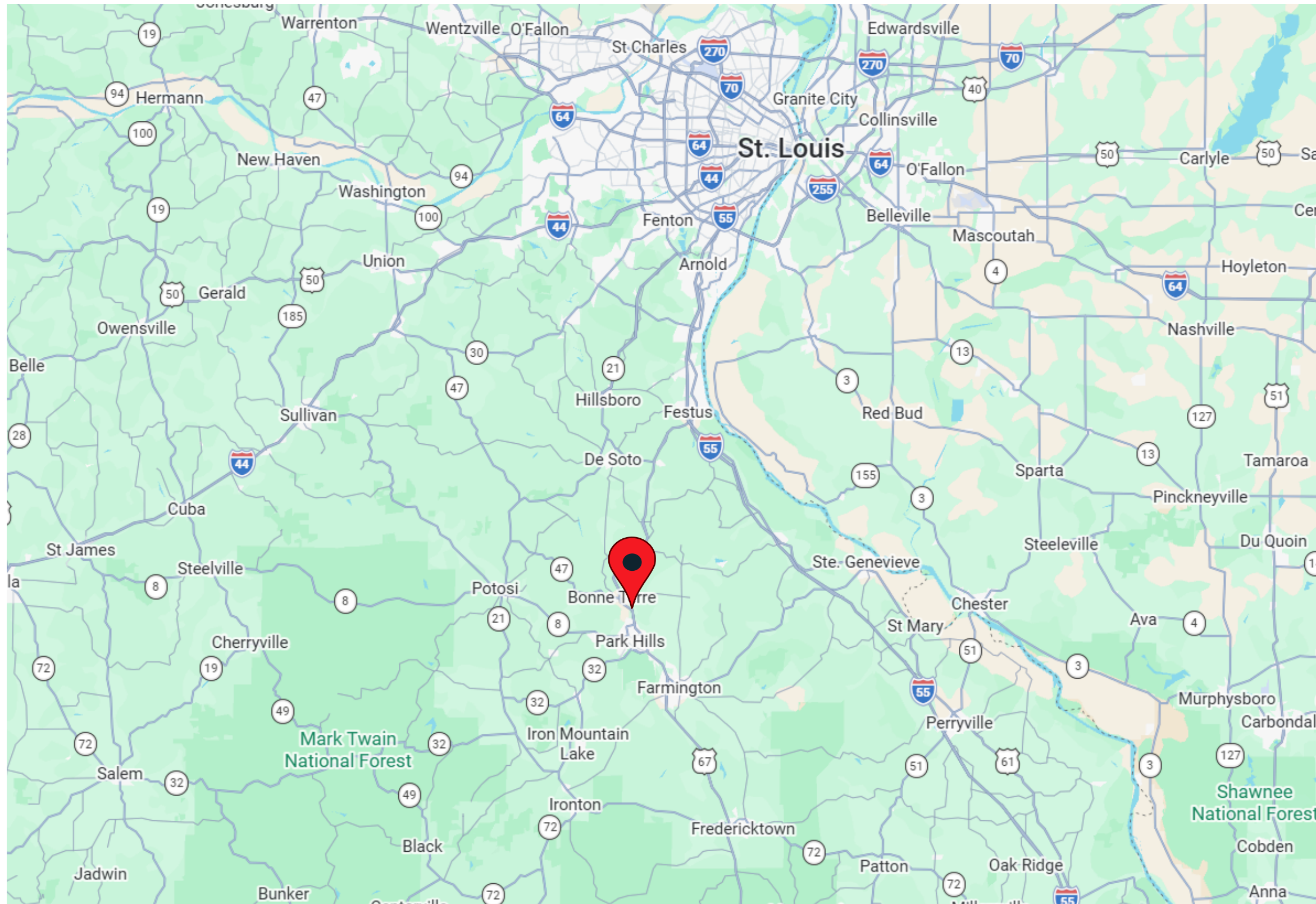
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75,100 Sq Ft · 111 Old Orchard Rd · Bonne Terre MO, 63628

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