

MIDWEST LAND GROUP PRESENTS

.8 ACRES IN

GASCONADE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME COMMERCIAL SPACE WITH BAKERY LEGACY IN THE HEART OF HERMANN, MISSOURI

Step into a rare opportunity in the heart of Hermann's thriving historic district—a fully updated commercial building that has served as a beloved bakery for years. Perfectly situated in one of Missouri's most charming river towns, this turn-key property blends old-world character with modern functionality, making it ideal for investors, entrepreneurs, or anyone looking to plant their business in a high-traffic, tourism-driven location.

The building boasts a charming brick façade that reflects Hermann's rich architectural heritage, while the interior has been thoughtfully renovated to support a variety of commercial uses. Inside, you'll find an open and inviting retail space with high ceilings, large display cases, and windows that flood the space with natural light—perfect for drawing in foot traffic from locals and tourists alike.

Attached to the main retail space, you will find a spacious dining room that adds flexibility and income potential. Bright and open with its own entrance access, this area could easily be partitioned off to create a separate retail space, tasting room, or office space. With high ceilings and updated finishes, it's ideally suited for a sub-tenant or to expand your own operations—offering the perfect setup for shared commercial use or dual-income opportunities.

The commercial kitchen space comes fully furnished with all the equipment you need to generate income from day one. Freezers, mixers, fryers, ovens, prep stations, a walk-in cooler, 3-phase electric - everything comes fully turn-key and operable, saving you time and money.

The clean, dry basement offers valuable additional square footage—perfect for dry goods storage, inventory, or even additional prep space. With easy interior access and solid structural integrity, it's a versatile asset rarely found in commercial buildings of this size. If all of that wasn't enough - there's MORE!

Upstairs, you'll find a beautifully renovated and fully furnished residential unit, currently operating as a successful Airbnb. This spacious 4-bedroom, 1.5-bath apartment combines historic charm with modern comfort, offering a turn-key short-term rental opportunity or convenient on-site owner's quarters.

This unit has a private entrance, its own utilities, and is fully separated from the commercial space below—offering privacy and ease of operation. Whether you continue running it as a profitable Airbnb or choose to live on-site, the flexibility adds significant value and versatility to the property.

Don't miss your chance to own a rare and versatile investment property in the heart of one of Missouri's most iconic tourist destinations. Opportunities like this—with an unbeatable location in downtown Hermann—don't come around often. If you would like to secure your place in Hermann's thriving year-round economy, contact Nicole Hart at (913) 674-8010 to schedule a showing.

PROPERTY FEATURES

PRICE: **\$995,000** | COUNTY: **GASCONADE** | STATE: **MISSOURI** | ACRES: **.8**

- Heart of Hermann
- Prime location
- Walking distance
- Commercial kitchen
- Expansive retail space
- Updated and fully furnished
- Multiple income streams
- 3-phase electric
- Clean, dry basement
- Multiple entrances
- 4-bed, 1.5bath upstairs apartment
- AirBnb



PRIME LOCATION

Perfectly situated in one of Missouri's most charming river towns, this turn-key property blends old-world character with modern functionality, making it ideal for investors, entrepreneurs, or anyone looking to plant their business in a high-traffic, tourism-driven location.



EXPANSIVE RETAIL SPACE

Inside, you'll find an open and inviting retail space with high ceilings, large display cases, and windows that flood the space with natural light—perfect for drawing in foot traffic from locals and tourists alike.



COMMERCIAL KITCHEN

The commercial kitchen space comes fully furnished with all the equipment you need to generate income from day one. Freezers, mixers, fryers, ovens, prep stations, a walk-in cooler, 3-phase electric - everything comes fully turn-key and operable, saving you time and money.

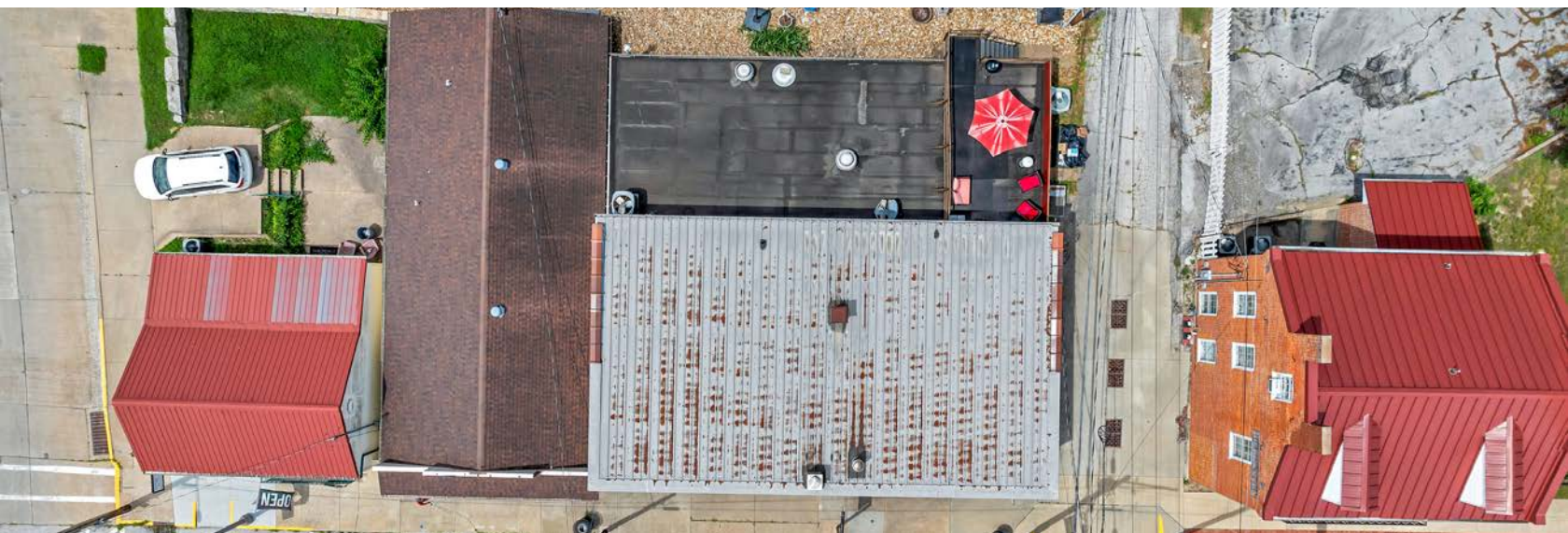


4-BED, 1.5-BATH UPSTAIRS APARTMENT

Upstairs, you'll find a beautifully renovated and fully furnished residential unit, currently operating as a successful Airbnb. This apartment combines historic charm with modern comfort, offering a turn-key short-term rental opportunity or convenient on-site owner's quarters.



PATIO SPACE FOR APARTMENT



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 38° 42' 16.87, -91° 26' 17.33

0ft 56ft 113ft



Maps Provided By:



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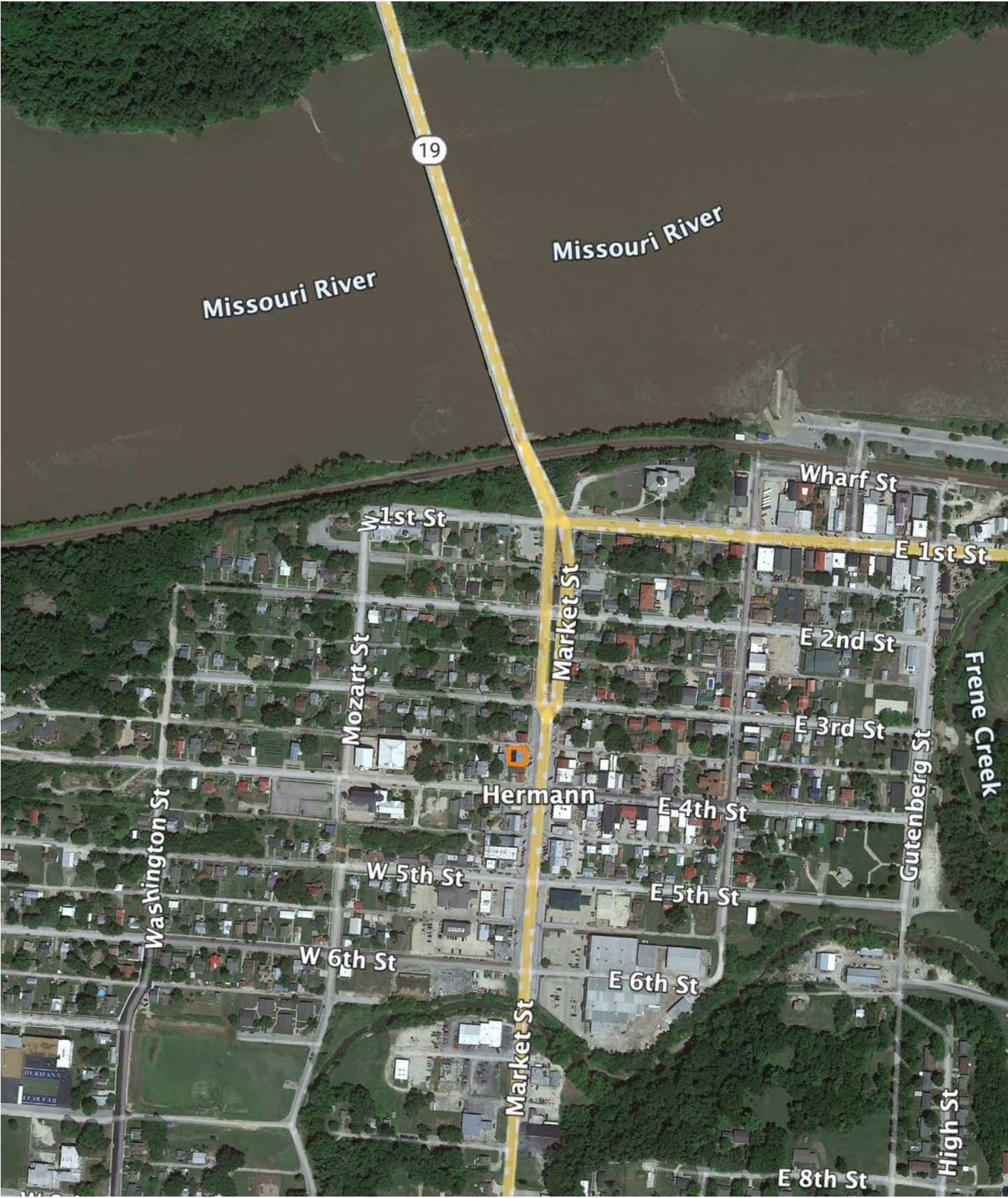
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25-46N-5W
Gasconade County
Missouri



7/30/2025

OVERVIEW MAP



AGENT CONTACT

Born and raised in the heart of Missouri, Nicole Hart has spent a lifetime immersed in the land and the outdoors. Growing up in Rhineland, she watched her father shape the landscape through his excavating business, gaining an early appreciation for land use, topography, and the unique characteristics that make each property special. An avid bowhunter, shed hunter, and horse enthusiast, Nicole brings that deep-rooted passion to helping others find their perfect piece of land—whether for hunting, farming, or simply enjoying the peace and quiet of the countryside.

With a background in business and marketing, Nicole understands the importance of strategic exposure when listing a property. As a former small business owner and investor, she excels in networking and negotiation, ensuring her clients receive the best possible experience when buying or selling land. Her extensive knowledge of hunting, agriculture, and rural living makes her a valuable asset to both buyers seeking their dream property and sellers looking to maximize their land's value.

Nicole is an active member of the National Deer Association, Pheasants Forever, and the Missouri Taxidermy Association. She also coordinates a local "Homestead Market," where farmers and small businesses come together to provide fresh food and products to the community. Passionate about self-sustainability and preserving outdoor traditions, she volunteers at QUWF Youth Day to help pass these values to the next generation. She takes pride in helping her clients navigate the market with honesty, hard work, and a commitment to making their land ownership dreams a reality.

An avid bowhunter, shed hunter, and horse enthusiast, Nicole knows firsthand that not all properties are created equal.



NICOLE HART

LAND AGENT

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