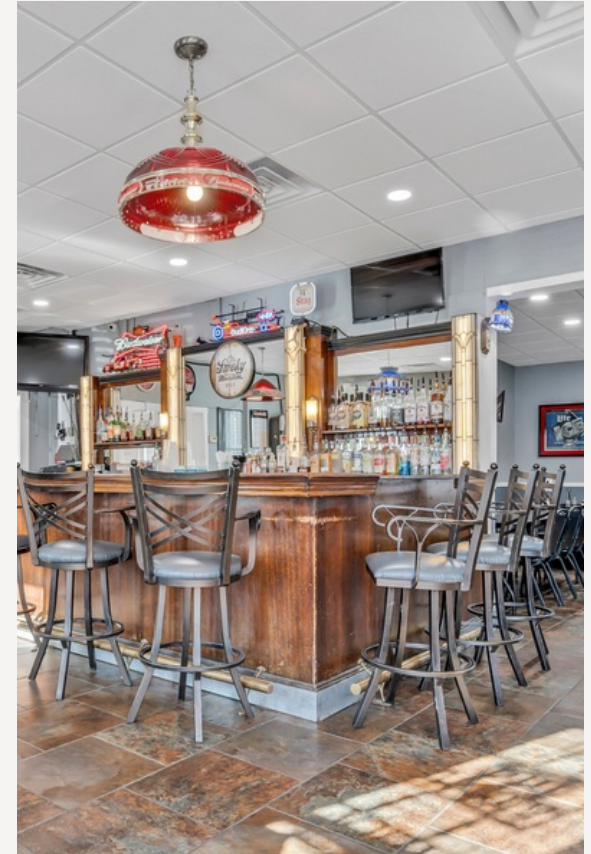




ARGYLE PUB & GRILL

5301 Hwy T, Argyle, MO 65001



WERNER & CO.

ELEVATING REALTY,
EMBRACING DREAMS



5301 Hwy T
Argyle, MO 65001

\$325,000.00

Includes turnkey business with inventory +
real estate

Own a Piece of Missouri History – Argyle Pub & Grill!

Step right into tradition at this iconic, long-standing local pub, established in 1907 and still proudly serving the community today. Rich with character and stories, the original bar and wall sconces whisper of generations past, while the stained-glass accents bring warmth and vibrancy to the space. Locals love to reminisce about the history of the building and traditions of times past. This a turnkey business opportunity – inventory and real estate included – ready for you to step in and continue the legacy or bring your own fresh vision to life. The building has seen many recent updates, including but not limited to, a new metal roof, a new HVAC system for the new addition of the ADA-compliant restrooms, new exterior doors, lighting, railing, siding, and more – saving you time and money.

Bonus Potential:

- **Future Foot Traffic** – the upcoming Rock Island Corridor, a scenic biking and walking trail like the famous Katy Trail, is slated to pass through the area in the future, offering exciting long-term potential for tourism-driven income.
- **Detached Garage** – perfect to convert into a bike shop, repair station, or storage rental for extra income.
- **Upstairs Blank Slate** – an upper-level ideal for an apartment or Airbnb conversion.
- **Room to Grow** – Plenty of space to convert an area into a small convenience store or market to serve the local community.

Endless possibilities await – whether you are preserving the past, growing the business, or reinventing the space – bring your vision to life and take this beloved establishment to the next level!



Property Details

- Original Bar, est. 1907
- Public street parking
- Attached covered outdoor patio
- Detached Garage, powered
- Propane Tank
- Two HVAC Units
- Two public restrooms, each featuring a sink and private stalls
- Two unisex bathrooms: one for public use, one for staff
- 8 channel security system
- Fully equipped Kitchen with walk-in refrigerator, walk-in freezer
- Inventory included*
- ~2,342 sqft on main level
- ~875 sqft on upper level
- 0.28-acre lot – ample opportunity for future expansion or the addition of a custom outdoor space.



*For serious inquiries, a full inventory list and detailed profit and loss reports are available upon request.



menu

Appetizers

HOT WINGS (12)	\$12.00
HOT WINGS (6)	\$7.00
SOUTHWESTERN EGGROLLS	\$7.00
LOADED FRIES OR TOTS	\$7.00
CHOICE OF TOTS OR FRIES TOPPED WITH NACHO CHEESE, SPICY RANCH, AND BACON PIECES	
2 SKEWERS GRILLED SHRIMP	\$10.00
1 SKEWER GRILLED SHRIMP	\$7.00
CRAB RANGOON (6)	\$6.50
MOZZARELLA STICKS (6)	\$6.50
ONION RINGS	\$6.50
FRIED SHRIMP (4 JUMBO)	\$6.00
BREADED MUSHROOMS	\$6.00
CHICKEN STRIPS (3)	\$6.00
FRIED GREEN BEANS	\$6.00
FRIED PICKLE CHIPS	\$6.00

Burgers

BURGERS SERVED WITH YOUR CHOICE OF PICKLE, LETTUCE, TOMATO, ONION AND/OR MAYO

HAMBURGER	\$6.50
1/3 LB. FRESH GROUND BEEF PATTY	
CHEESEBURGER	\$7.00
1/3 LB. BEEF PATTY WITH YOUR CHOICE OF CHEESE	
BACON CHEESEBURGER	\$8.00
DOUBLE HAMBURGER	\$8.75
DOUBLE CHEESEBURGER	\$9.25
RODEO BURGER	\$8.00
1/3 LB. BEEF PATTY ON TEXAS TOAST WITH BBQ SAUCE, AN ONION RING, AND YOUR CHOICE OF CHEESE	

Sides

BAKED POTATO	\$4.50
SWEET POTATO FRIES	\$4.25
FRENCH FRIES	\$3.50
TATER TOTS	\$3.50
VEGETABLE	\$3.00
APPLESAUCE	\$1.50

Sandwiches

SANDWICHES SERVED WITH YOUR CHOICE OF PICKLE, LETTUCE, TOMATO, ONION AND/OR MAYO

STEAK SANDWICH	\$13.00
HAND-CUT RIBEYE ON TEXAS TOAST TOPPED WITH SAUTÉED MUSHROOMS & ONIONS	
PUB CHEESESTEAK	\$14.00
RIBEYE SANDWICH TOPPED WITH PROVOLONE CHEESE AND SAUTÉED MUSHROOMS & ONIONS ON TEXAS TOAST	
FRISCO CHICKEN	\$10.00
GRILLED CHICKEN BREAST TOPPED WITH PROVOLONE CHEESE AND BACON ON TEXAS TOAST	
PORK TENDERLOIN	\$8.50
LARGE, 8 OZ. BREADED TENDERLOIN	
GRILLED PORK CHOP	\$8.00
FRESH CUT, BONE-IN PORK CHOP	
GRILLED CHICKEN BREAST	\$8.00
BREADED CHICKEN BREAST	\$8.00
FRIED FISH FILLET	\$7.00
BLT	\$6.00

Make any burger or sandwich into a basket with tots or fries for \$3.00 more!

menu

Dinners

DINNERS INCLUDE YOUR CHOICE OF POTATO, 1 TRIP TO THE SALAD BAR OR VEGETABLE, AND TEXAS TOAST

STEAK	\$27.00
HAND-CUT RIBEYE WITH SAUTÉED MUSHROOMS & ONIONS. APPROX. 14-16 OZ.	
TEXAN	\$30.00
THICKER, HAND-CUT RIBEYE WITH SAUTÉED MUSHROOMS & ONIONS. APPROX. 18-20 OZ.	
GRILLED SHRIMP/CAJUN	\$16.00
TWO SKEWERS OF LIGHTLY SEASONED SHRIMP	
SMOTHERED CHICKEN	\$15.50
GRILLED CHICKEN BREAST TOPPED WITH PROVOLONE CHEESE AND SAUTÉED MUSHROOMS & ONIONS	
GRILLED PORK CHOPS	\$15.00
TWO BONE-IN PORK CHOPS	
FRIED SHRIMP	\$15.00
SEVEN BREADED JUMBO SHRIMP	
GRILLED CHICKEN	\$14.00
GRILLED FISH FILLETS/CAJUN	
2-PC	\$14.00
3-PC	\$16.00
LIGHTLY SEASONED GRILLED SWAI FILLETS	
FRIED FISH NUGGETS	
2-PC	\$14.00
3-PC	\$16.00
SWAI FILLETS CUT INTO NUGGETS, LIGHTLY BREADED AND FRIED	

Extras

BACON	\$1.00
NACHO CHEESE	\$1.00
MUSHROOMS & ONIONS	\$1.00
SLICED CHEESE	\$1.00
AMERICAN, PEPPER JACK, OR PROVOLONE CHEESE	
JALAPEÑO SLICES	\$0.50
EXTRA SAUCE	\$0.50

Sauces

RANCH, MARINARA, COCKTAIL, TARTAR, HONEY MUSTARD, BUFFALO, BBQ, SRIRACHA, SWEET SPICY CHILI, AND SPICY RANCH

Salads

HOUSE, RANCH, FRENCH, ITALIAN, BLUE CHEESE, 1000 ISLAND, HONEY MUSTARD, AND RASPBERRY VINAIGRETTE

SIDE SALAD	\$4.50
SALAD BAR	\$6.50
FRIED CHICKEN SALAD	\$10.00
GRILLED CHICKEN SALAD	\$10.50
GRILLED SHRIMP SALAD	\$11.00
ONE SKEWER OF GRILLED SHRIMP ON A LARGE BED OF SALAD	

Kids Meal

GRILLED CHEESE, HOT DOG, OR 1 CHICKEN STRIP	\$5.50
INCLUDES SMALL FRIES AND APPLESauce	

Dessert

HOMEMADE DESSERTS WILL VARY WEEKLY WITH LIMITED QUANTITIES AVAILABLE.

Beverages

TEA	\$1.50
LEMONADE	\$1.50
CHOCOLATE MILK	\$1.50
MILK	\$1.25
COFFEE	\$1.25
SODA	\$1.25

Charm, Cash Flow, and Opportunity



Upstairs level is a blank canvas (~875 sqft) — perfect for an apartment or Airbnb with two private balconies



Detached garage (~355 sqft, powered) — ideal for a bike shop, storage rental, or workshop



Ample space to add a convenience market to serve the community



Located along the upcoming Rock Island Corridor — future biking/walking trail like the famous Katy Trail, bringing steady foot traffic and long-term potential

Learn more about the Rock Island Corridor [here](#).



Locals say: Sunday breakfast here would be a hit!

An aerial photograph of a property featuring a large blue two-story building with a grey metal roof, a white single-story building, and a detached garage. A road runs along the bottom and right sides of the property. A dark grey diagonal bar with a dashed white line and a red arrow points towards the property from the left. Several callout boxes with red arrows point to specific features of the property.

ROCK ISLAND CORRIDOR

A FUTURE BIKING AND WALKING TRAIL LIKE THE FAMOUS KATY TRAIL, IS COMING THROUGH—BRINGING INCREASED FOOT TRAFFIC AND LONG-TERM GROWTH POTENTIAL.

DETACHED GARAGE COULD BE TRANSFORMED INTO A BIKE SHOP, STORAGE SHED, OR WORKSHOP

UPSTAIRS LEVEL IS A CLEAN SLATE - IDEAL FOR AN APARTMENT OR AIRBNB

TURNKEY BUSINESS - ARGYLE PUB & GRILL

PLENTY OF SPACE TO ADD A CONVENIENCE STORE/MARKET TO SERVE LOCAL COMMUNITY

RECENTLY UPDATED WITH A NEW METAL ROOF, A NEW HVAC SYSTEM FOR THE NEW ADDITION OF THE ADA-COMPLIANT RESTROOMS, NEW EXTERIOR DOORS, LIGHTING, RAILING, SIDING, AND MORE - SAVING YOU TIME AND MONEY SO YOU CAN FOCUS ON THE EXCITING POSSIBILITIES SHOWN IN THE PHOTO.



Updates

- Metal Roof
- Railings
- Exterior Commerical Doors
- Water lines
- Water Heater
- HVAC Unit with the addition of the ADA-compliant restrooms
- Siding, Soffits, Gutters, Downspouts
- Windows
- Flooring
- Custom stain glass at bar
- **Plus** many purchases for business: Square register system, Cambro salad bar with containers, 18 cu.ft. refrigerator, Dishwasher, Fryers, Rubbermaid high chairs

EXCLUSIVELY LISTED BY:

WERNER & CO.

ELEVATING REALTY, EMBRACING DREAMS

Serving Jefferson City Area & Lake of the Ozarks

Blake Werner

REALTOR®

WERNER & CO.

4100 Country Club Dr
Jefferson City, MO 65109

Office: 573-383-8249

Mobile: 573-690-4197

blake@wernercompany.com

www.wernercompany.com



[explore-more.com/realestate](https://www.explore-more.com/realestate)