



SALE / LEASE

**±16,651 SF Retail |
Restaurant | Pub |
Brewery Facility Available**

1338 MAIN ST

Crete, IL 60417



PRESENTED BY:

KAREN KULCZYCKI, CCIM

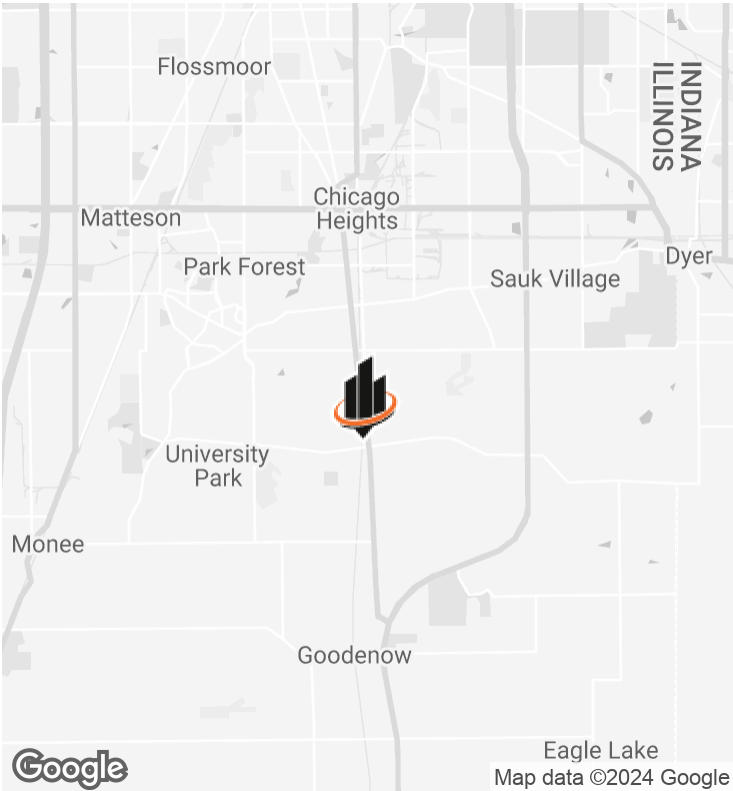
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	16,651 SF
AVAILABLE SF:	9,257 SF
LOT SIZE:	0.2 Acres
NOI:	\$60,993
YEAR BUILT:	1911
RENOVATED:	2015
SUBMARKET:	South Suburban
APN:	23-15-09-314-002

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a ±16,651 SF Two-Story, Elevatored, Multi-Tenant Retail and Restaurant Building with Patio located at 1338 Main Street in Crete, Illinois. This historical W M Seggebruch building has been renovated for Evil Horse Brewery Company which occupies the first floor, with private entry to The Loft Restaurant and Polaris Martial Arts which occupies the second floor. Additional Lower Level office and storage. New roof and Second Floor redesign (flooring and paint) in 2021 and new water heaters for tenants in 2021 and 2023. State-of-the-art brewery with top-of-the-line equipment. Flagship beers include Downtown Hottie, Trot Hopple, and EYJAFJALLAJOKULL. Since opening, Evil Horse Brewing Company has won numerous awards and is sold in over 170 locations. Incentives within TIF District #2.

PROPERTY HIGHLIGHTS

- +/- 16,651 SF Two-Story, Multi-Tenant Building
- Class 1 Brewery Business and Real Estate
- Lower Level Storage and Office | Tasting Room
- Surface Parking for 20 and Public Parking Across the Street
- Floor Drains | Heavy Power | Walk-in Cooler
- Will County | TIF | Main Street Frontage
- New Roof (2021) | Renovated 2021

EXTERIOR PHOTOS



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EVIL HORSE INTERIOR PHOTOS



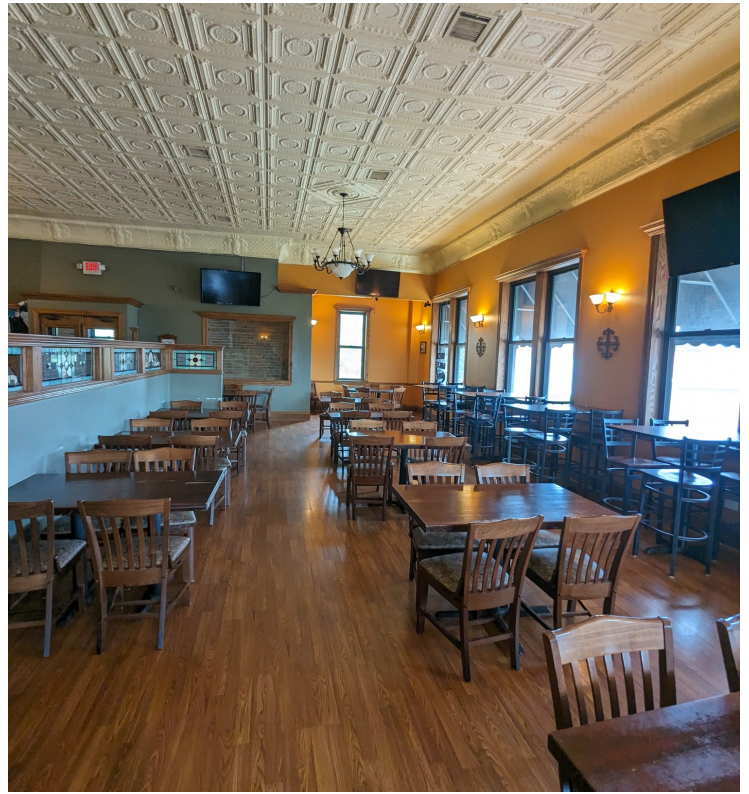
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THE LOFT RESTAURANT PHOTOS



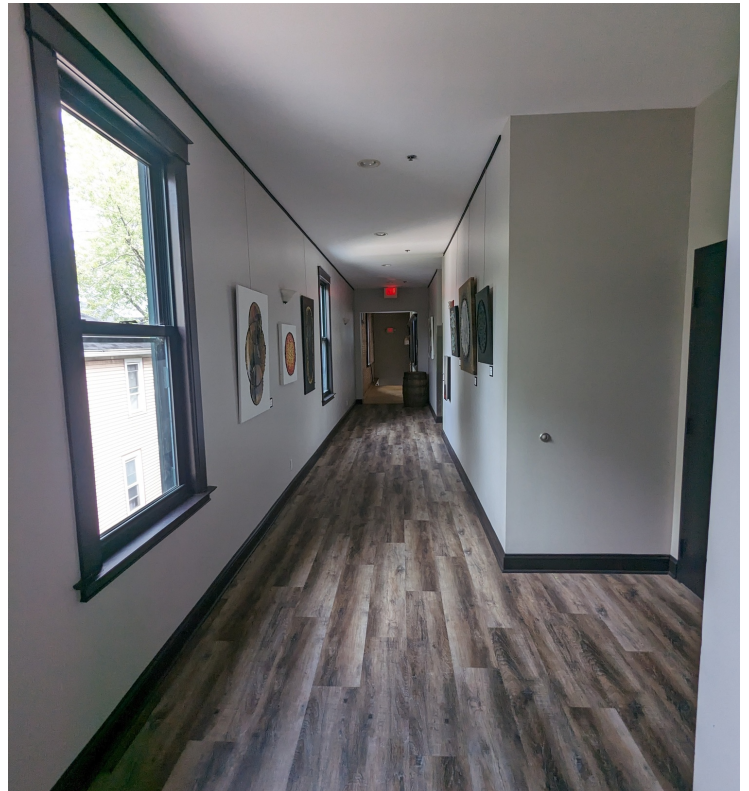
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POLARIS MARTIAL ARTS AND LOWER LEVEL PHOTOS



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SITE MAP



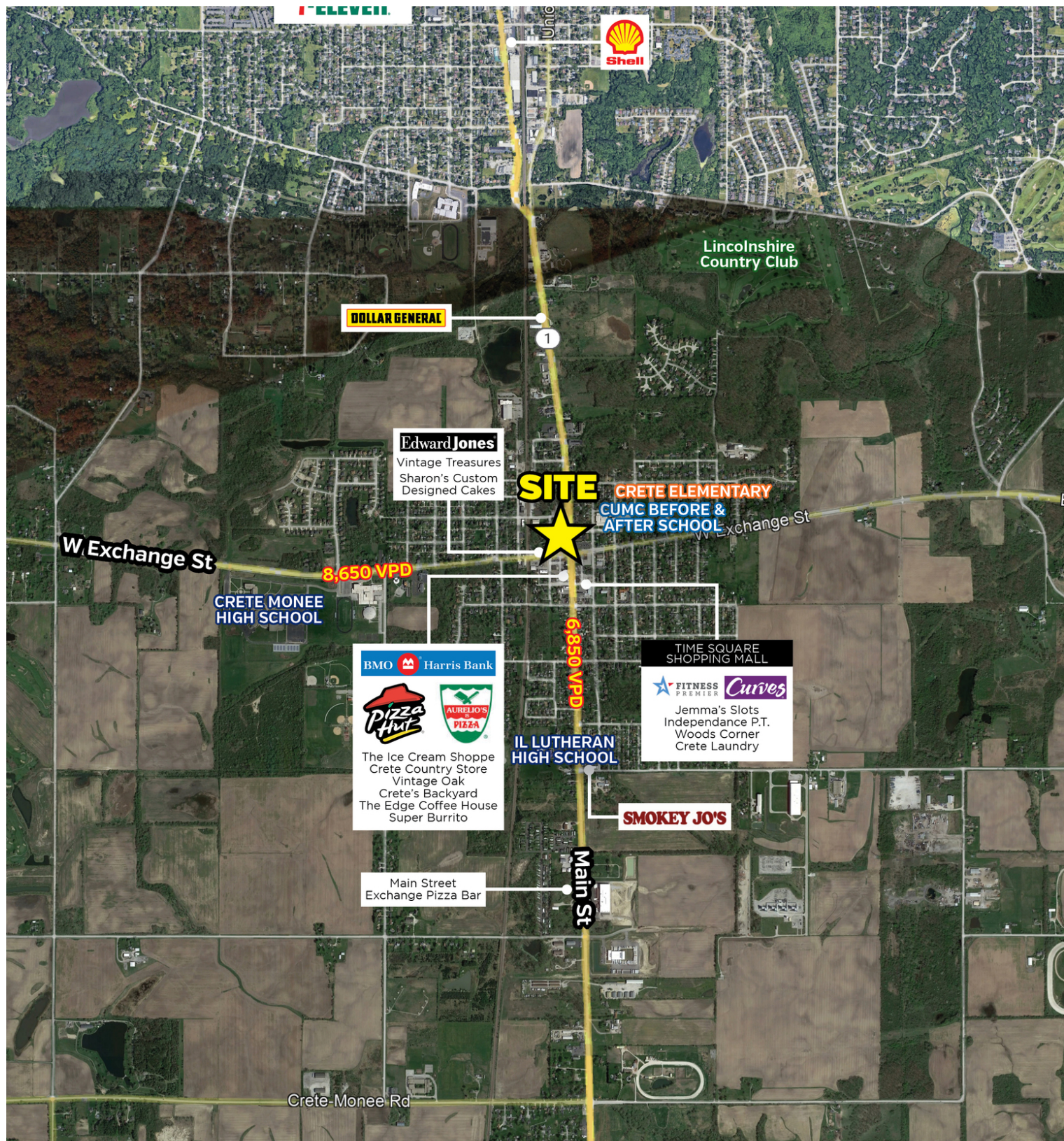
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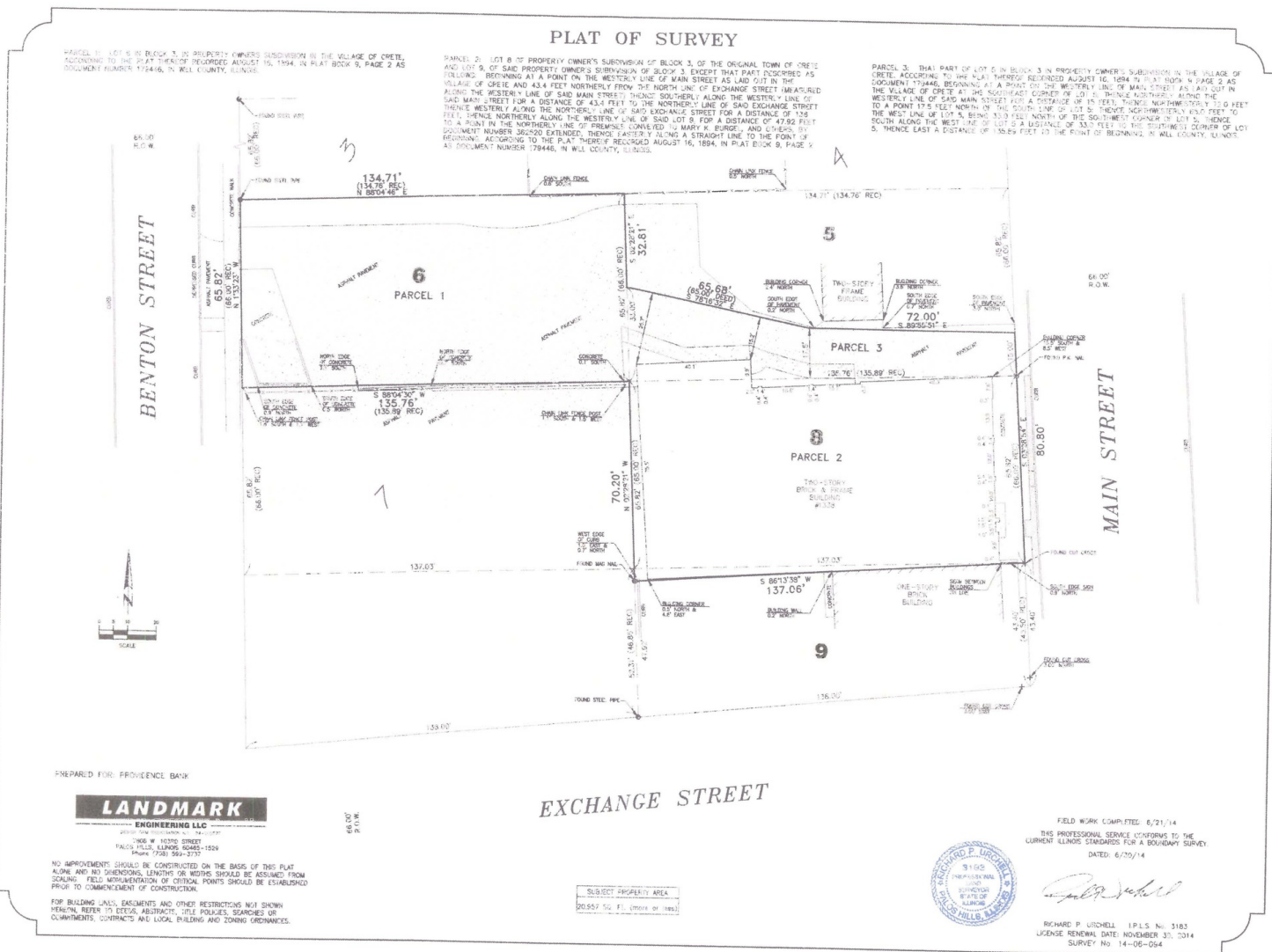
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RETAILERS AND TRAFFIC



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SURVEY



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SECTION 1
Financial
Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Ground Floor	9,257 SF	55.59%	-	-	-	-
-	Polaris Martial Arts	3,000 SF	18.02%	\$9.59	\$28,776.00	05/01/2021	06/30/2024
-	The Loft Restaurant	3,664 SF	22%	\$17.79	\$65,196.00	10/18/2021	10/31/2024
-	Lower Level	9,916 SF	59.55%	-	-	-	-
TOTALS		25,837 SF	155.16%	\$27.39			
AVERAGES		6,459 SF	38.79%	\$13.69			

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INCOME & EXPENSES

INCOME SUMMARY

±16,651 SF RETAIL | RESTAURANT | PUB | BREWERY FACILITY AVAILABLE

GROSS INCOME	\$93,972
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EXPENSES SUMMARY

±16,651 SF RETAIL | RESTAURANT | PUB | BREWERY FACILITY AVAILABLE

TAXES (2022)	\$16,268
INSURANCE	\$1,100
FIRE SYSTEM (SPRINKLER, BACKFLOW, MONITOR)	\$2,500
ELEVATOR	\$165
SNOW REMOVAL / LANDSCAPE	\$2,100
TRASH DISPOSAL / PEST CONTROL	\$4,560
UTILITIES (HEAT, ELECTRIC, WATER, INTERNET)	\$2,965
REPAIRS / MAINTENANCE	\$1,675
JANITORIAL SERVICE	\$1,645
OPERATING EXPENSES	\$32,978

NET OPERATING INCOME	\$60,994
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Equipment List

Specific Mechanical 15 BBL 2 Vessel brew House

3-15 BBL 2 Vessel Brew House

3-15 BBL Jacketed Fermenters

2-30 BBL Jacketed Fermenters

45 BBL Hot Liquor Tank

30 BBL Jacketed Bright Tank

8- Single Wall 15 BBL Bright Tanks

3 Head Keg Washer

Rite High Pressure Boiler

PRO Glycol Chiller

30 BBL Cold Water Storage Tank

Reverse Osmosis Water Machine

CBK 6 Head Bottling Line

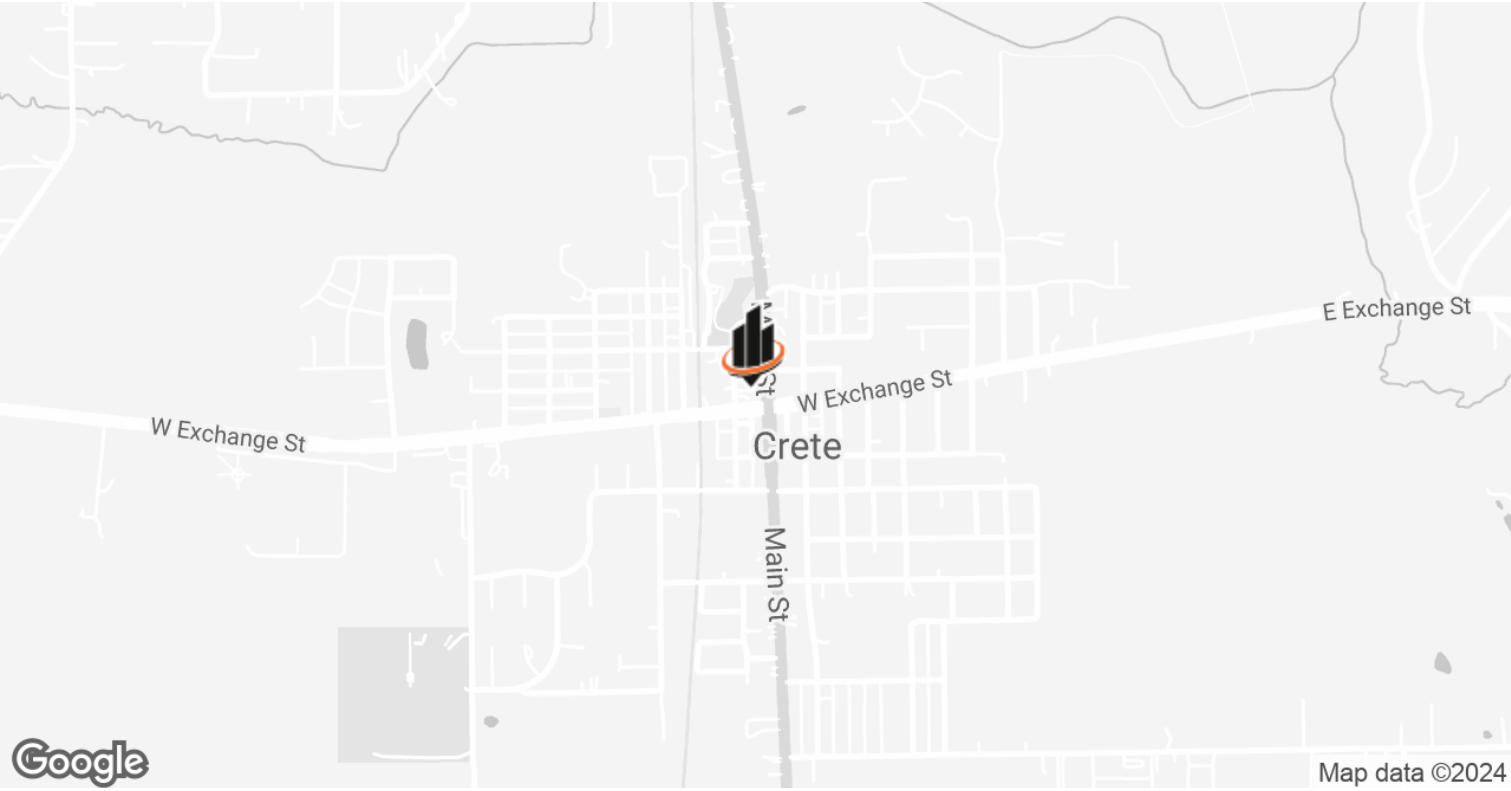
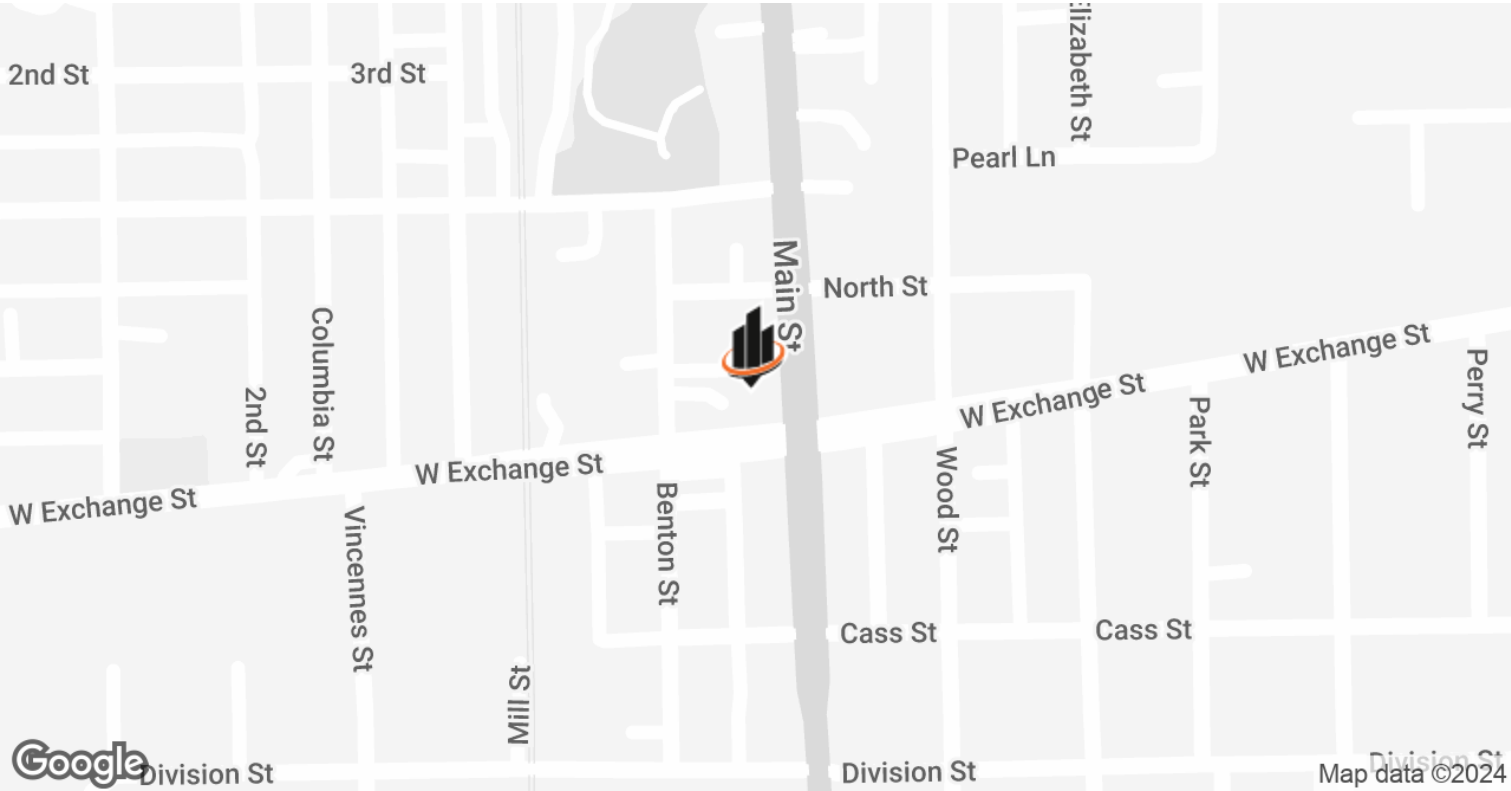
Pack Leader PL-501 Labeling Machine

Toyota Electric ForkLift

Hoses, Clamps, Gaskets for Transfer

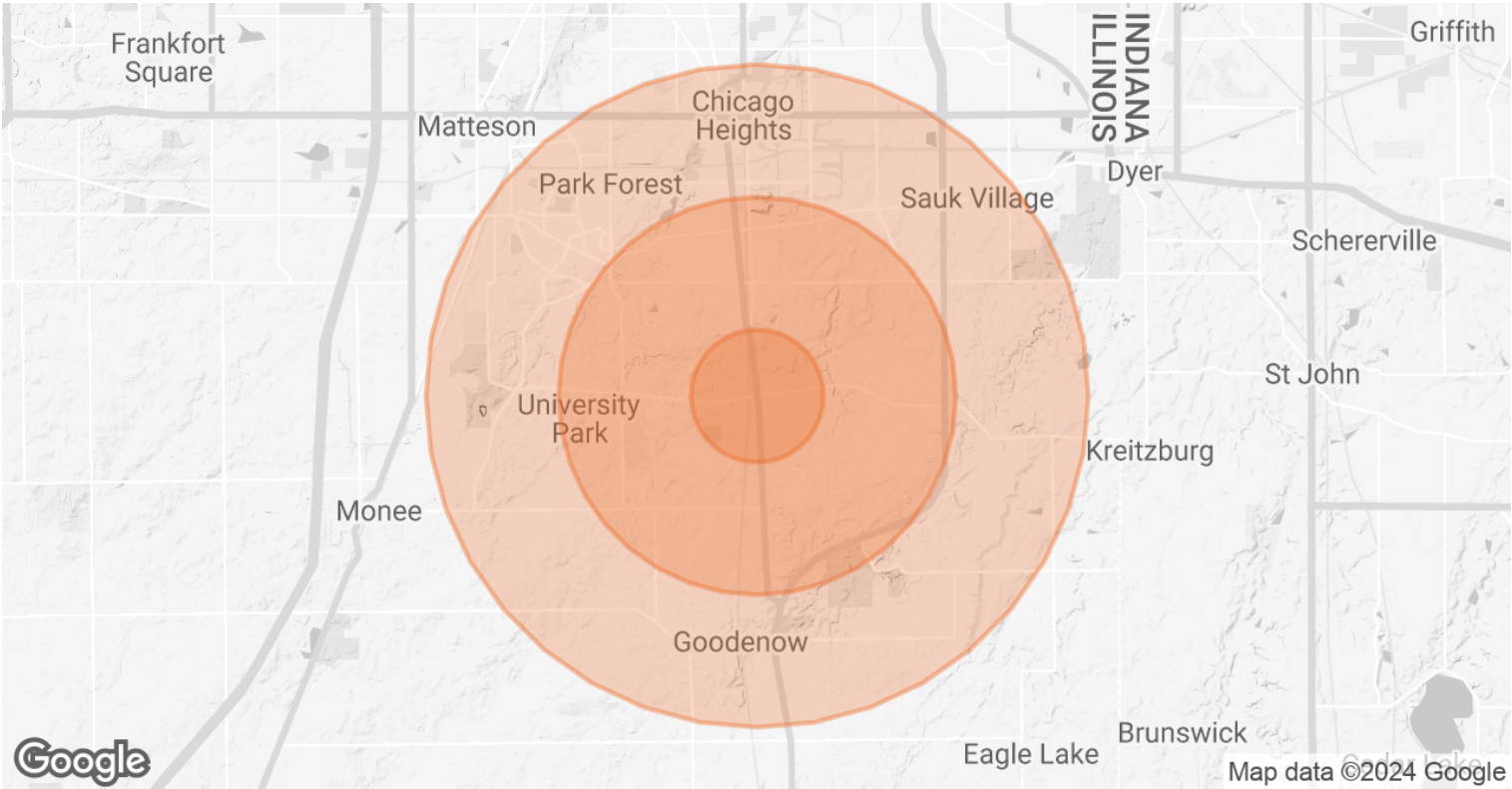
Production of 600 BBL's per year.

LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,138	29,059	85,224
AVERAGE AGE	46.5	40.6	39.1
AVERAGE AGE (MALE)	46.1	41.1	37.5
AVERAGE AGE (FEMALE)	45.3	41.4	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	867	12,908	36,673
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$81,865	\$68,087	\$59,519
AVERAGE HOUSE VALUE	\$163,711	\$115,173	\$121,395

2020 American Community Survey (ACS)

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