

# Brookfield

## Martini bar with income producing real estate for sale.

# KG

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GROUP

1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

### Blue Water Lounge Martini Bar, 9016 31st. St., Brookfield, IL



#### Demographics

Population	2 mile	5 mile
2010 Population	58,768	434,417
2021 Population	56,425	424,289
2026 Population Projection	55,379	417,887
Annual Growth 2010-2021	-0.40%	-0.20%
Annual Growth 2021-2026	-0.40%	-0.30%

#### Households

2010 Households	23,328	154,696
2021 Households	22,423	150,575
2026 Household Projection	22,007	148,166

#### Income

Avg. Household Income	\$107,247	\$101,900
Median Household Income	\$86,479	\$75,621

Source: Costar

#### Nearby Businesses

Elks Lodge  
Brookfield Liquors  
Golden Wok Restaurant  
L'Unica Salon  
Brookfield Zoo

#### Location: Brookfield

Located just 13 miles west of downtown Chicago, Brookfield is a close-in suburb combining the best of city and suburban living. The Village offers cultural amenities and easy access to downtown Chicago, while providing families the great schools and conveniences of suburban living. Whether shopping, dining, or enjoying the world-class Brookfield Zoo, you will find our village a remarkable and friendly place. A great place to live, raise a family, shop, and do business, Brookfield is truly a community in every sense of the word.

-brookfieldil.gov

#### Property Description

A single-level brick building with Martini bar and additional income-producing tenant. Little local bar, specializing in Martinis with over 135 Martinis on the list. Side room for lounging, and has 6 gaming terminals. Killer enclosed patio, and super clean with no food service needed! Great owner operator opportunity. Neighboring space is leased to a dog groomer, for an additional \$1800.00 per month income.

**Purchase Price:** \$995,000 (Business/Real Estate Sale)

**Size:** 2,850 SF (Bldg.), .14 Acres (Lot)

**Property Taxes:** \$31,041 (2016) Last Assessment

**For additional information or to schedule a showing, contact:**

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#### Map

On 31st Street, between Prairie Ave. and Maple Ave.

