

# Western Suburb

## Free Standing Single-Tenant Restaurant and Brewery for Sale.



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

Elmhurst Brewing, 169-171 N. Addison St., Elmhurst, IL



### Demographics

Population	1-Mile	5-Mile
2022 Population	18,548	299,365
2027 Population	18,449	292,383
Annual Growth 2022-2027	-0.53%	-2.33%

### Households

2022 Households	6,569	105,508
Annual Growth 2022-2027	-0.5%	-2.5%

### Income

Avg. Household Income	\$131,074	\$80,907
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Source: Costar

### Nearby Businesses

Fitz's Pub	Modern Plate
Bonita Bowls	Rainbow Cafe
Classic Cinemas York Theatre	Currito Elmhurst
151 Kitchen   Bar	Panera Bread
Egg Harbor Cafe	Ming Chef Asian Cuisine

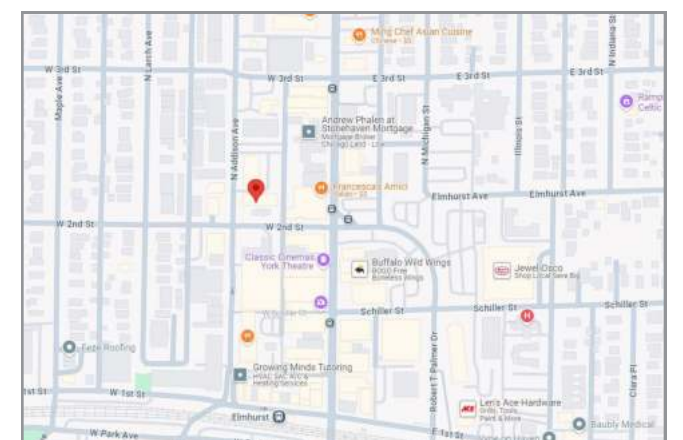
### Location: Elmhurst

The vibrant, tree-lined community is thriving with retail shops, fine dining, outstanding theatre and art, excellent museums, and engaging events throughout the year. Learn the colorful and rich history at the Elmhurst History Museum or explore modern art at the Elmhurst Art Museum with its McCormick House designed and built by Mies van der Rohe. Shop and play in the bustling downtown, Elmhurst City Centre, which offers everything from urban boutiques to live music, movies and exciting events. Revel to sounds of Mozart Beethoven and Mahler at the Elmhurst Symphony Orchestra. Take a leisurely walk, bike ride or jog down the pastoral 37-mile Illinois Prairie Path.

— elmhurst.org

### Map

On North Addison Ave. Between West 3rd St. and West 2nd St.



### Property/Business Description

An award-winning 15-barrel brewpub, with a modern commercial kitchen and an expansive beergarden is available for sale. The brewpub operates in a free-standing property in the heart of downtown. The building received a complete floor to ceiling \$1.2M renovation in 2017. Between the brewing operation and the brewpub, there is FF&E valued in excess of \$400,000. Features include a fully built out restaurant and brewery, a large bar with showpiece stainless steel tanks, a mezzanine event room with a separate bar used for private events and overflow dining. The beergarden hosts regular events dining and live music.

**Purchase Price:** \$2,999,000 (R.E./Bus.)

**Zone:** N/A

**Size (Approx.):** 6,653 SF + Mezz. (Bld.), 10,564 SF (Lot)

**Licenses:** Brewery, Liquor, Food & Patio

**Property Taxes:** \$38,518 (2022)

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

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