

518 W. Main St.

MIXED-USE PROPERTY
FOR SALE

OFFERING MEMORANDUM

518 W. Main St.
Kirkland, IL 60146



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APEX
COMMERCIAL REALTY LLC

OFFERING SUMMARY

ADDRESS	518 W. Main St. Kirkland IL 60146
COUNTY	Boone
BUILDING SF	3,025 SF
LAND SF	9,150 SF
YEAR BUILT	1900
YEAR RENOVATED	2024
APN	01-26-209-023; 01-26-209-007; 01,26,209-008

FINANCIAL SUMMARY

PRICE	\$339,999
PRICE PSF	\$112.40

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,601	1,882	3,698
2025 Median HH Income	\$83,063	\$84,802	\$89,190
2025 Average HH Income	\$98,323	\$101,824	\$109,354

Property Summary

- A rare opportunity to own a proven multi-use property in the heart of downtown Kirkland. Known as The Shady Spot, this well-established business and building combines multiple revenue streams under one roof, making it a strong investment or owner-operator play.

• Bar & Gaming: A neighborhood staple with a loyal following. Features a full bar setup and 6 video gaming machines for consistent additional revenue.

Laundromat: Steady cash flow with a long-standing reputation for reliable, well-maintained machines. Includes 7 washers and 8 dryers.

Apartments: Two second floor residential units offer additional rental income and keep occupancy rates strong.

Outdoor Beer Garden: A shaded, inviting space perfect for events, gatherings, and expanding bar service.

Prime Location: Situated on Main Street with excellent visibility and foot traffic, serving both local residents and visitors.

- Diverse income streams: bar, gaming, laundromat, and residential.

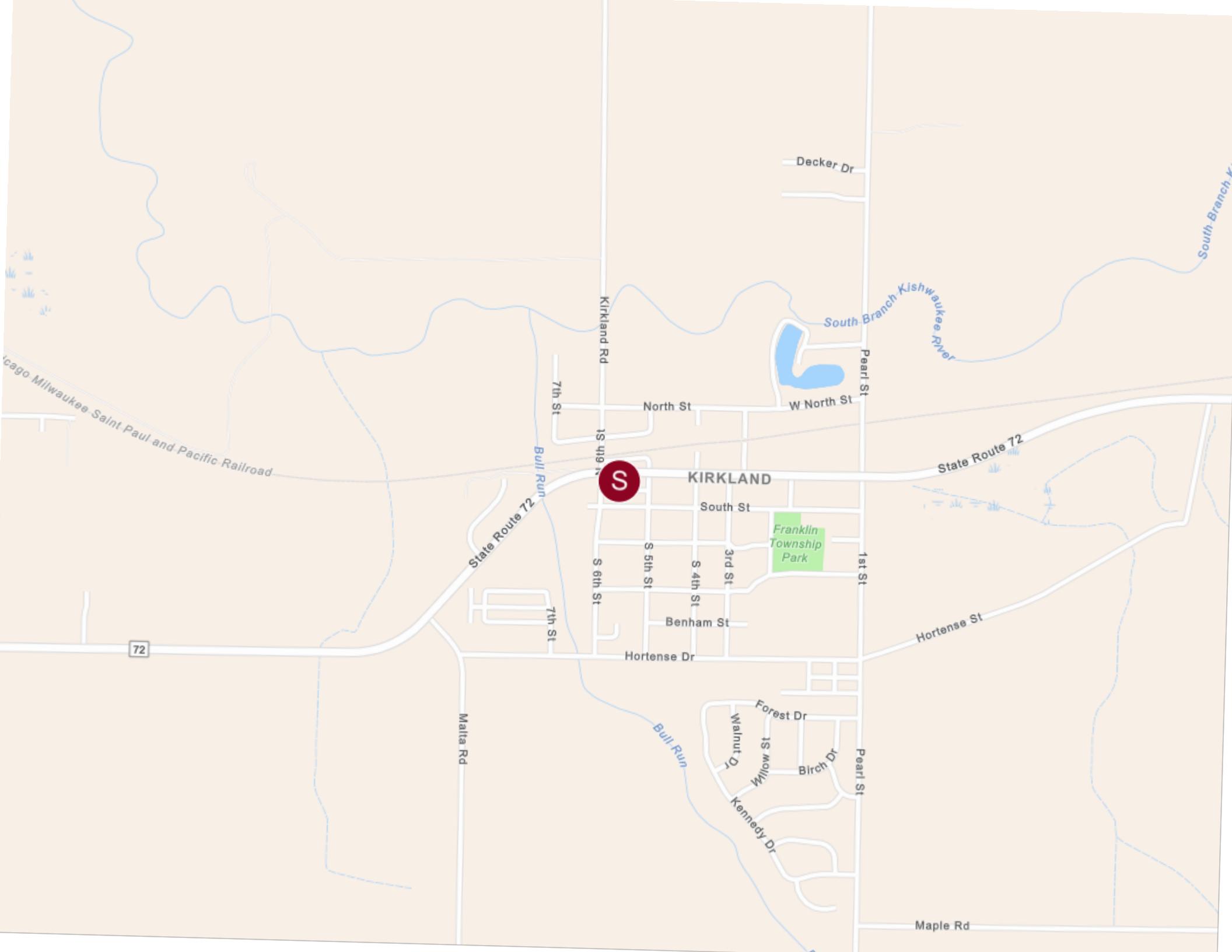
Value-add potential: expand bar/food operations, modernize laundromat, or reconfigure apartments for higher rents.

Established presence in the community with long-term customer loyalty.

This is an exceptional opportunity to acquire a cash-flowing, mixed-use property with upside potential in a growing small-town market.

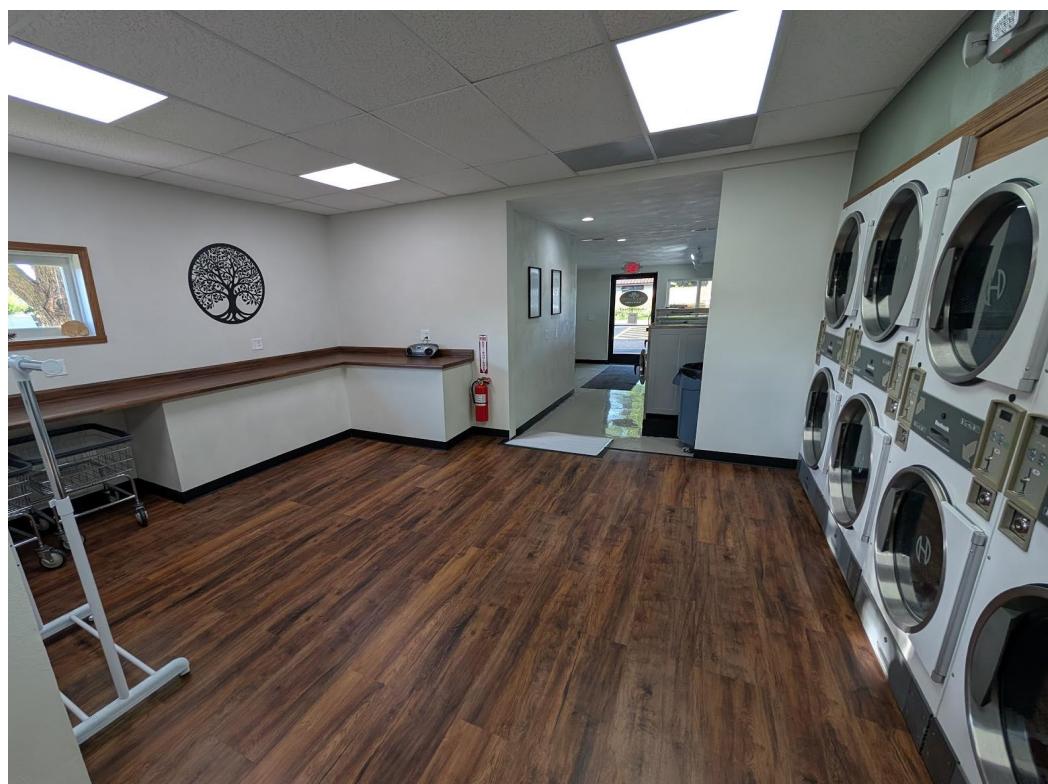
Highlights

- High quality remodel in 2024 including all mechanicals
- New HVAC system for first floor
- New plumbing and electrical
- Outdoor beer garden



GLOBAL

NUMBER OF UNITS	3
BUILDING SF	3,025
LAND SF	9,150
YEAR BUILT	1900
YEAR RENOVATED	2024
ZONING TYPE	B-1
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	2



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