

**FOR SALE**

18967 N Hwy 51,  
Elkville, IL 62932



***ROUTE 51 BREWING COMPANY***

**19,000 SF BREWERY, CONCERT VENUE, & BANQUET CENTER +  
4,500 SF LEAN-TO BEER GARDEN**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Mike Durbin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 39)  
Cell: (618) 960-8675  
miked@barbermurphy.com

**Katie Bush**  
Broker Associate  
Office: (618) 277-4400 (Ext. 27)  
Cell: (701) 213-3301  
katieb@barbermurphy.com



# FACILITY SPECIFICATIONS - PROPERTY OVERVIEW

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## SALE PRICE

**\$1,795,000**

Real Estate + All FF&E

**7.37 Acres**

Total Land

**19,000 SF**

Two-Level Facility

**299 Guests**

Licensed Max Occupancy

**Overview:** 19,000 square feet of space on two levels

**Land:** 7.37 Acres

**Additional Land for Sale:** The adjacent 9.24 acres are also potentially for sale

**Parking Lot:** 200 parking spots with LED lighting, professional grading and parking bumpers

**Electrical Service:** 800-amp 3-phase electric

**Gas Service:** 1,000 LB propane tank

**Water Service:** 2" water main, Lagoon Septic

**HVAC:** 6 5-ton heat pumps, 2 3-ton mini-splits, 4 × 1-ton mini-splits, 1 × 2-ton mini-split

**Restrooms:** ADA men's and women's with custom keg urinals, ceramic tile flooring, power flush toilets

**Internet:** Frontier commercial internet

**Storage:** Loading dock room, 3rd floor storage area

**Security:** 16-channel interior/exterior camera system

## UTILITY PROVIDERS

- Electricity
  - Egyptian Electric
- Water
  - Elkhville Water
- Propane
  - Knapp Oil Co. (1,000 LB tank)
- Internet
  - Frontier Communications

## SHAWNEE HILLS WINE TRAIL



## SOUTHERN ILLINOIS BEER TRAIL



## FIVE REVENUE STREAMS - ALL OPERATIONAL

### Full Service Craft Brewery

Turn-key 10 BBL brewhouse — tap room, event service & wholesale distribution

### Concert & Live Music Venue

National touring acts — direct ticket revenue + bar revenue uplift

### Private Banquet & Event Hall

6,300 SF · 299 guests · hundreds of weddings & corporate events

### Full Service Restaurant/Kitchen

Commercial kitchen for restaurant and catering for 1,000+ guests

### Short Term Rental Suites

3 furnished suites — Airbnb/VRBO potential income

# FULL SERVICE BREWERY

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## TURN-KEY 10 BBL CRAFT BREWERY

**Overview:** In-house beer brewing system is state-of-the-art and turn key, ready for a new brewer to take over

**Setup Includes:** Brewhouse + cellar equipment, glycol chiller.

**Distribution:** Scaled for bar patrons, wedding/event guests, and wholesale distribution

**Turn Key System:** Installed and fully-functional — already in use. Seller training available

**Additional Included:** 80-gal air compressor, 1/8 BBL & 1/2 BBL kegs, brewing accessories, CIP 1HP pump, 40' trench drain, loading dock and storage room.

## INCLUDED EQUIPMENT

- 10 BBL Direct Fire brewhouse w/ stand
- 20 BBL Direct Fire hot liquor tank
- 20 BBL cold liquor tank
- 2 × 20 BBL fermenters
- 20 BBL and 10 BBL Brite tanks
- 2 × 10 BBL fermenters
- 5 BBL fermenter
- 2-head automatic keg washers
- Brewmation control panel
- 10-ton glycol chiller
- 80-gallon air compressor
- Full keg inventory (1/2 BBL and 1/8 BBL kegs)
- CIP 1HP portable pump
- 40' trench drain

# BAR & RESTAURANT

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## BEVERAGE SALES & BAR OPERATIONS

**Overview:** Core revenue stream with a strong local following. Consistent year-round sales.

**Seating:** Main level 160 · Upper level 130 · VIP 40 · Maximum 299

**Revenue Highlights:** Consistent sales year-round with weekend spikes tied to concerts, weddings, and local events

**Bar Layout:** Main bar, lofted second floor, beer garden, VIP area — multiple service areas under one roof

**Custom Bar Furniture:** Heavy-duty custom furniture — saw blade tables, pipe-threaded bases, electric fractal wood burning, insulators and fire hydrants

**Custom Tap Tower:** Two full tap tower systems piped to walk-in cooler allow immediate access to 30+ beverages.

## INCLUDED FF&E

- 44-foot custom copper bar
- 20-tap custom tap tower + additional 14-tap tower
- Drain pan with rinsers
- Pint, snifter, wine, taster, and pilsner glassware
- Wine cooler
- 2 soda guns with 24" ice bins
- 2-door merchandise cooler
- Custom bar furniture
- Custom keg pendant lights
- 2 Oktober can seamers (16oz and 32oz)

# CONCERT VENUE & LOFT

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2ND FLOOR BAR & SEATING



2ND FLOOR BAR & SEATING

## SOUND & LIGHTING EQUIPMENT

- Midas M32 professional digital mixing console
- 8 Box line array system
- 12' x 28' permanent stage
- DMX controlled stage lighting
- Acoustic treatment on stage and throughout venue
- Sub woofers
- Custom drum set chandelier
- 9-section portable staging 4'x8' each
- Professional light board
- iPad lighting controls

## MUSIC/CONCERT VENUE - NATIONAL TOURING CAPABILITY

**Overview:** Hosting nationally recognized performers and local acts, creating both direct ticket / bar revenue

**Sound Setup:** Custom state-of-the-art sound system with area specific mixing

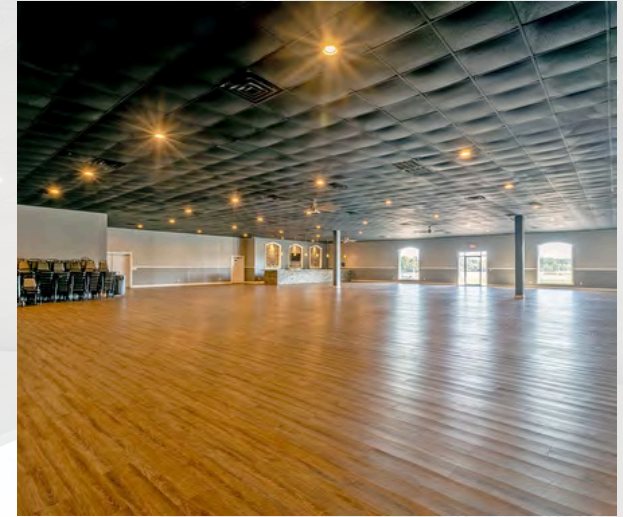
**Custom Lighting:** Professional lighting rig with light board and iPad controls

**Competitive Advantage:** Professional grade sound and lighting attracts higher-quality performers than local competitors

**Relationships:** Numerous relationships with agencies and performers with national touring riders and the ability to accommodate their needs.

# EVENT SPACE

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## PRIVATE EVENT VENUE & BANQUET HALL

**Overview:** 6,300 square foot facility hosts weddings, receptions, corporate gatherings, and trade shows

**Capacity:** 299 guests

**Facility Info:** Features 12' ceilings, flexible layout, 32' Brazilian granite bar with decorative stonework, and direct kitchen access for catering

**Combination Options:** Events can include on-site catering, on-site lodging in the suites, and combinations of bands and DJs in different locations throughout the facility

**Past Events:** Holiday parties for Dr. Gustave DDS, ET Simonds, Regional Chamber Luncheon, Nubability, Shriners, Special Olympics, and numerous community organizations and businesses.

## INCLUDED EQUIPMENT

- 32' Brazilian granite bar
- 5' round banquet tables
- 5', 6', and 8' rectangular tables
- Stackable banquet chairs
- 8' Beverage-Air 6-tap cooler
- 8' reach-in cooler
- 4-compartment sink
- 36" ice bin
- 2 stainless steel tables
- Portable stage available

# KITCHEN

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## COMMERCIAL KITCHEN - CATERING & FOOD SALES

**Overview:** Food sales occur daily during normal bar hours and at events, with additional catering both on- and off-site

**Commercial Kitchen:** Includes 32'x15' walk-in cooler, and full commercial kitchen equipment

**Event Catering:** Hundreds of weddings and events catered on-site, plus catering for community events of 1,000+ guests

**Additional Equipment Included:** McCall stand up freezer, 3-bay steam table, Avantco warming cabinet, sandwich press, multiple hot lamps, 48" 2-door prep cooler, 5' worktop prep freezer, stand-up deep freezer, 2 chest deep freezers, shelving units, custom food truck pickup window.

## INCLUDED EQUIPMENT

- 2 x 40lb commercial deep fryers
- 6-burner stove with oven
- 36" char broiler with stand
- 48" flat top grill with stand
- 14' kitchen vent hood & Ansul system
- Blodgett double stack convection oven
- 1,600 lb/day Manitowoc ice machine
- 60" 4-drawer Tru prep cooler
- Point of Sale system components
- McCall stand-up freezer
- 3-bay steam table
- Avantco warming cabinet
- Sandwich press
- Multiple hot lamps
- 48" 2-door prep cooler
- 5' worktop prep freezer
- Stand-up deep freezer
- 2 chest deep freezers
- Shelving units
- Custom food truck pickup window

# SHORT-TERM RENTAL SUITES

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## AIRBNB/VRBO INCOME OPPORTUNITY

**Overview:** Three second-floor suites provide bridal parties, performers, and traveling patrons with beautiful and affordable accommodations on-site

**Partnerships:** This feature builds relationships with performers and increases the likelihood of hosting quality shows

**Growth Opportunity:** These options could be booked more often by marketing them on Airbnb and VRBO

**Comparable Pricing:** Comparable units in nearby hotels are renting for over \$100/night — the additional income potential is significant

**Fully Furnished:** Each suite includes a king size bed, nightstands, table, entertainment center, TV, microwave, mini-fridge/freezer.

## INCLUDED SUITE AMENITIES

- 5' custom granite vanities — hotel-grade finish
- Private access from bar interior or exterior
- Electronic keypad entry — self check-in capable
- Separate mini-split HVAC per suite — independent climate control
- Commercial-grade carpet
- Vinyl plank flooring in vanity/bathroom areas
- WiFi access
- King size bed
- Nightstands
- Table
- Entertainment center
- TV
- Microwave
- Mini-fridge/freezer

# DOCK DOOR, WAREHOUSE & COVERED PATIO

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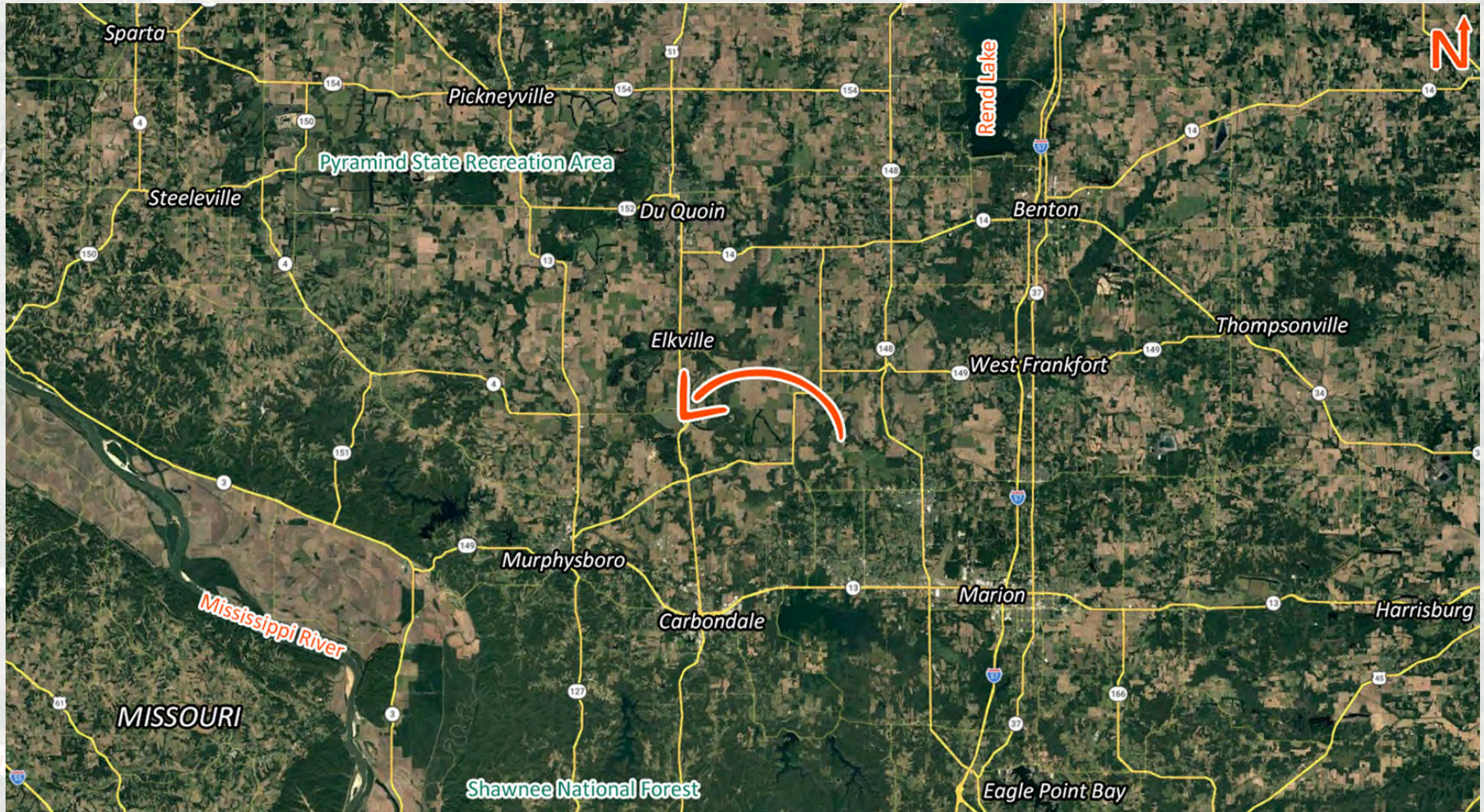
800-Amp 3-Phase Electrical Service | 10'x10' Overhead Recessed Loading Dock



4,500 SF Lean-To Beer Garden

# AREA MAP

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## LOCATION OVERVIEW

Located off of IL Route 51, a well-traveled corridor connecting the Du Quoin and Carbondale markets. This site is home to Route 51 Brewing Company & Banquet Center, giving the property an established hospitality presence and destination appeal. Its inclusion in Southern Illinois beer-tourism promotions and proximity to the broader Wine & Beer Trail of Southern Illinois further enhance its visibility, drawing both local and regional visitors traveling the area's popular brewery and winery routes.

# ADDITIONAL 9.24 ACRES

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4 RV SPOTS

1 CARPORT WITH OPEN SIDES & A DECK

1 CARPORT WITH OPEN SIDES

CONTACT BROKER FOR PRICING ON  
ADDITIONAL ACREAGE

# OFFICE/RETAIL PROPERTY SUMMARY

18967 N HWY 51

**LISTING #** 3227

## LOCATION DETAILS:

Parcel #: 10-05-200-013  
County: IL - Jackson  
Zoning: Commercial

## PROPERTY OVERVIEW:

Building SF: 23,500  
Usable Sqft: 23,500  
Min Divisible SF: 23,500  
Retail SF: 23,500  
Signage: Building, Monument  
Lot Size: 7.37 Acres  
Additional Land: 9.24 Acres  
Frontage: 1,263  
Depth: 548  
Parking Spaces: 225  
Parking Surface Type: Gravel

## STRUCTURAL DATA:

Year Built: 2016  
Yr Renovated: 2023  
Ceilings: 8' - 16'  
Construction Type: Metal, Wood Frame

## DEMOGRAPHICS:

Traffic Count: 5150

## FINANCIAL INFORMATION:

Tax Year: 2024  
Taxes: \$10,342.60



## SALE INFORMATION:

Sale Price: \$1,795,000  
Price / SF: \$76.38

## PROPERTY DESCRIPTION:

Route 51 Brewing Company is a 19,000 SF two-level brewery, concert venue, and banquet center with an attached 4,500 SF lean-to beer garden, situated on 7.37 acres along the high-visibility IL Route 51 corridor in Southern Illinois – a rare, turnkey, cash-flowing entertainment complex including all real estate, furniture, fixtures, and equipment. The facility features ADA-compliant men's and women's restrooms with custom keg urinals and ceramic tile flooring, an 800-amp 3-phase electrical service, a 10'x10' overhead recessed loading dock, 200 LED-lit parking spaces, and a 10 BBL direct-fire brewhouse complete with a 20-tap custom tap tower, an additional 14-tap tower, a 44-foot custom copper bar with drain pans and rinsers, and all custom saw blade and pipe-threaded furniture throughout. The fully equipped commercial kitchen includes two 40 lb deep fryers, a 6-burner stove, a Blodgett double-stack convection oven, a 1,600 lb/day Manitowoc ice machine, a 32'x15' walk-in cooler, and a custom food truck pickup window – with proven on- and off-site catering capacity for events exceeding 1,000 guests. The 6,300 SF banquet hall accommodates up to 299 licensed guests with 12-foot ceilings, a 32-foot Brazilian granite bar, direct commercial kitchen access, and a proven track record hosting hundreds of weddings, corporate events, and community gatherings. The nationally recognized concert venue boasts a 12'x28' permanent stage, a Midas M32 professional digital mixing console, a 8 box line array sound system, full DMX-controlled stage lighting with iPad controls, established relationships with national touring agencies, and three on-site furnished short-term rental suites with electronic keypad entry and Airbnb/VRBO income potential. With five distinct operational revenue streams and all FF&E included from day one, this is a truly turnkey opportunity – contact broker for financials.

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**MIKE DURBIN**

Broker Associate  
O: (618) 277-4400  
C: (618) 960-8675  
miked@barbermurphy.com

**KATIE BUSH**

Broker Associate  
O: (618) 277-4400  
C: (701) 213-3301  
katieb@barbermurphy.com