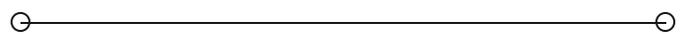


SALE

**Turnkey Bar, Restaurant &
Event Space | Downtown
Crete**

1338 MAIN ST

Crete, IL 60417



PRESENTED BY:

**KAREN KULCZYCKI, CCIM,
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,750,000
BUILDING SIZE:	+/-18,651 SF
LOT SIZE:	0.2 Acres
NUMBER OF UNITS:	3
YEAR BUILT:	1911
RENOVATED:	2015
SUBMARKET:	South Suburban
APN:	23-15-09-314-002; -007; 014-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±18,651 SF Two-Story, Elevator, 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 former Evil Horse Bar occupies the first floor, with private entry to second floor 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 2023. Full liquor license for new bar operator available with new entertainment area. Incentives within TIF District #2.

PROPERTY HIGHLIGHTS

- ±18,651 SF Two-Story, Multi-Tenant Building
- Bar Business, Restaurant and Real Estate Available
- Lower Level Storage and Office | Tasting Room
- Surface Parking for 20 and Public Parking Across the Street
- Floor Drains | Walk-in Cooler
- Heavy Power | 800 Amp/ 3P/240 V
- New Roof (2021) | Renovated 2021
- Will County | Frontage on Main Street

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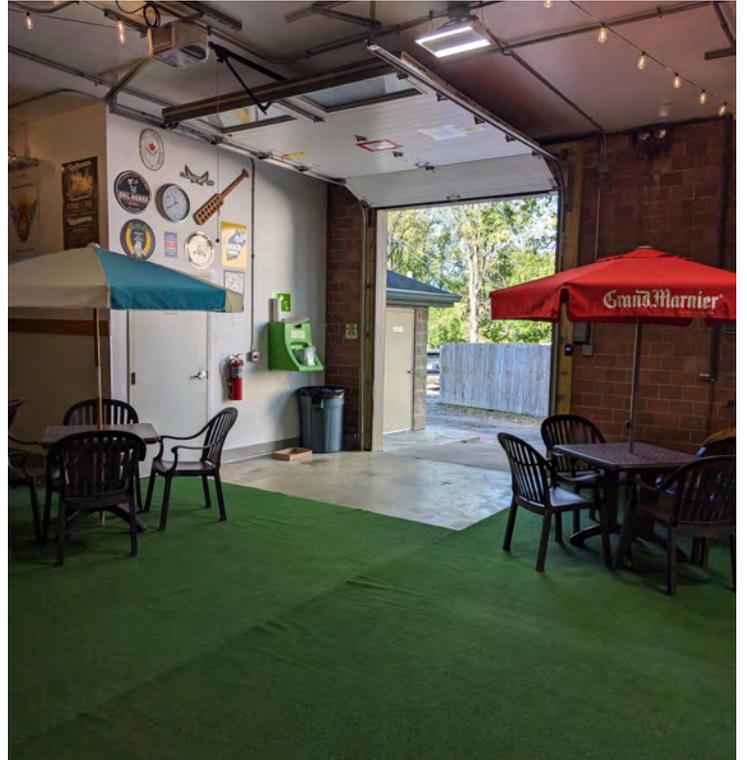
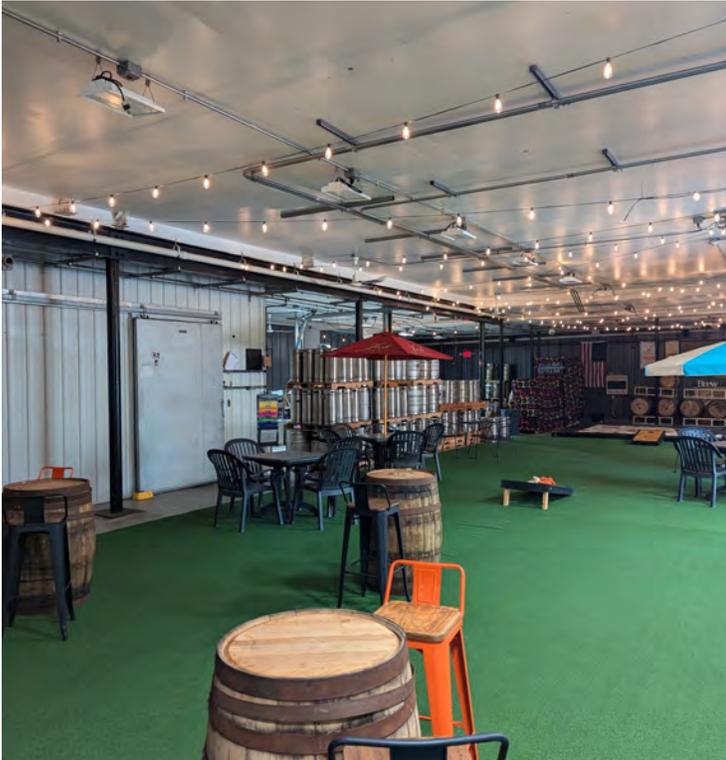
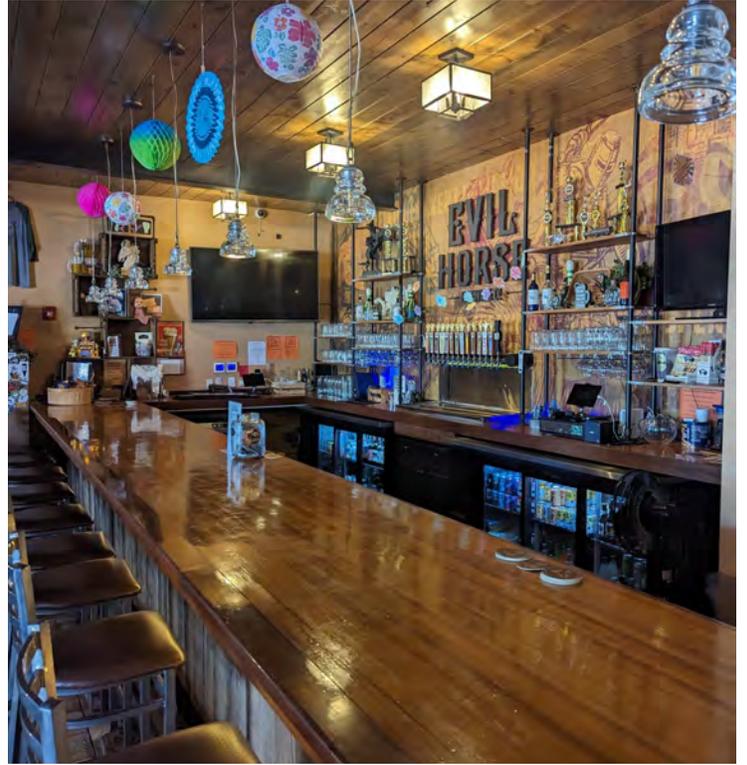
EXTERIOR PHOTOS



KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352
kkulczycki@svn.com
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EVIL HORSE INTERIOR PHOTOS



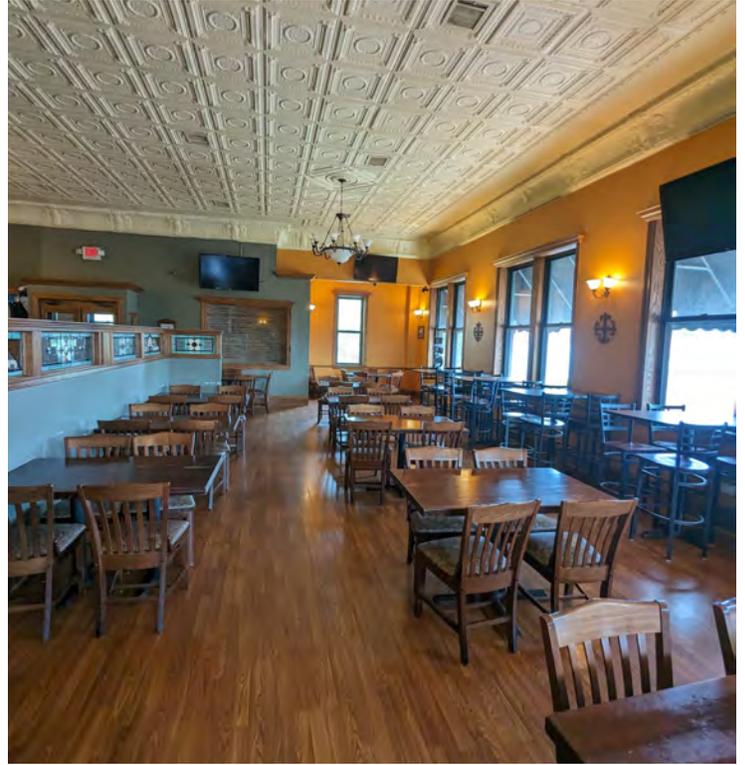
KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

THE LOFT RESTAURANT PHOTOS



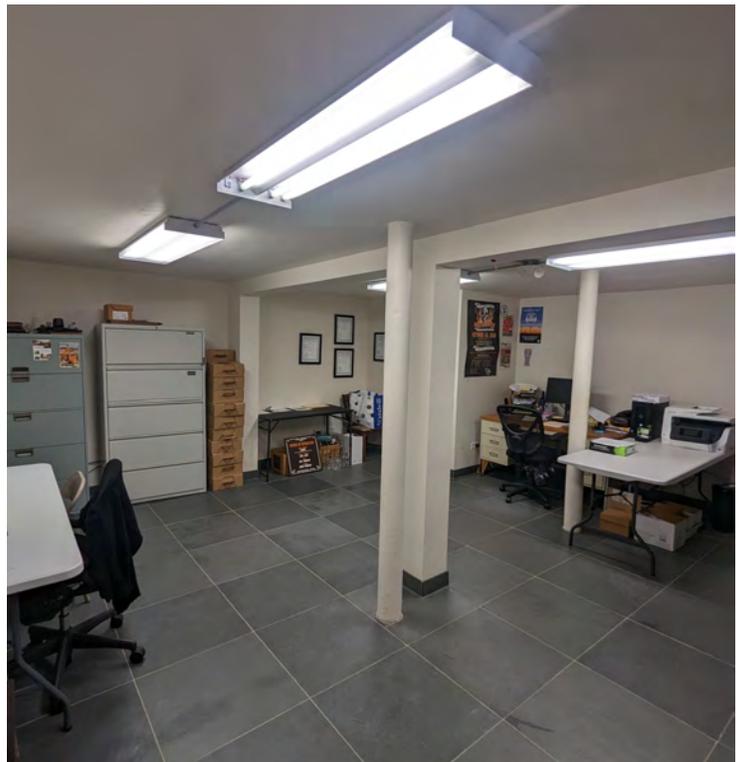
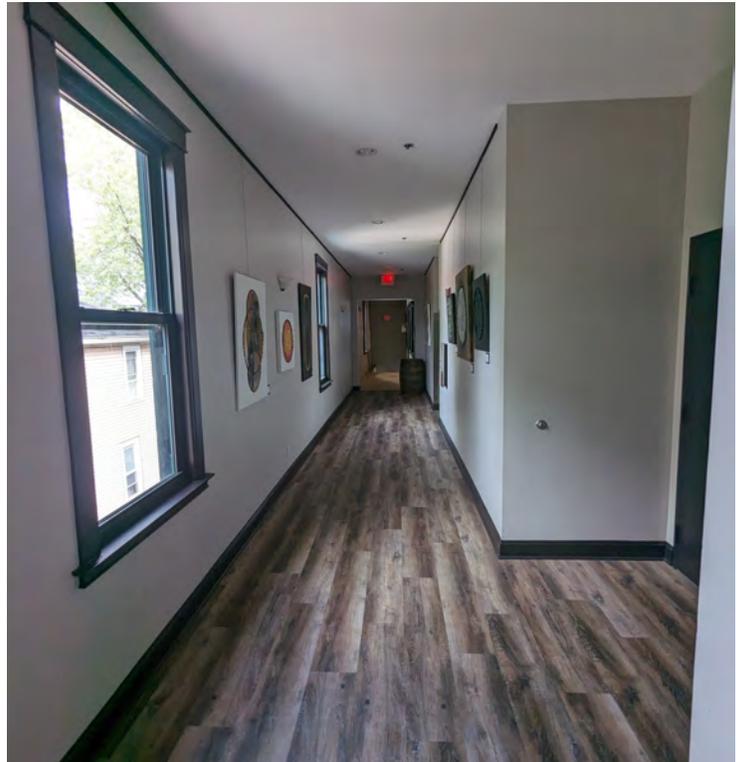
KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

POLARIS MARTIAL ARTS AND LOWER LEVEL PHOTOS



KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

SITE MAP



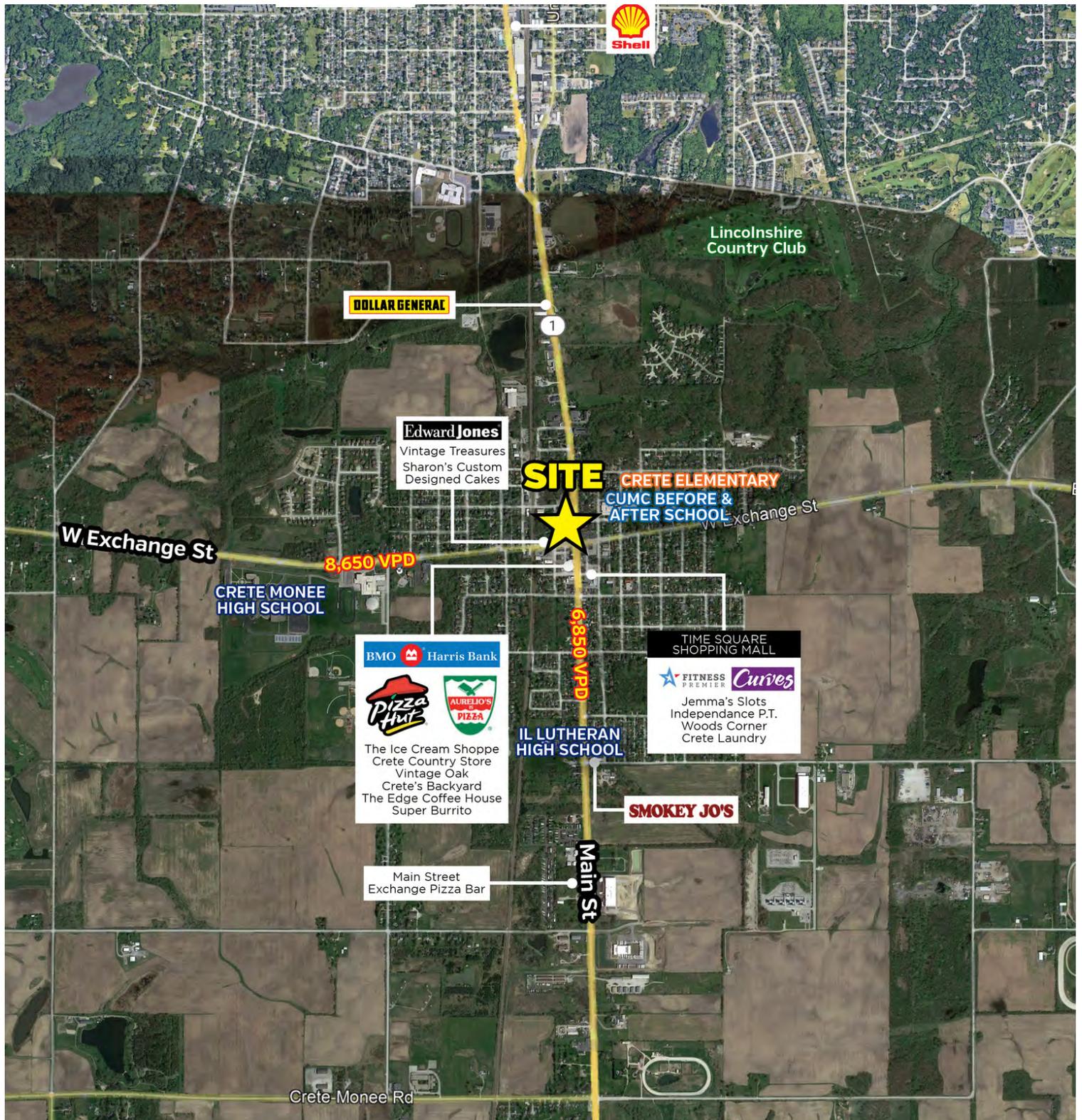
KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

RETAILERS AND TRAFFIC



KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279



WM SEEBERUCH

THE **LOFT**
RESTAURANT
Pizza • Pastas • Salads • Sandwiches

EVIL HORSE BREWING CO

SECTION 1
Financial
Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1338	Proforma Bar	9,916 SF	53.17%	\$9.08	\$90,000.00	-	-
1336-A	Polaris Martial Arts	3,000 SF	16.08%	\$9.59	\$28,776.00	05/01/2021	MTM
1336-B	Proforma Restaurant	3,665 SF	19.65%	\$12.44	\$45,600.00	-	-
-	Lower Level	1,000 SF	5.36%	-	-	-	-
TOTALS		17,581 SF	94.26%	\$31.11	\$164,376.00		

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INCOME & EXPENSES

INCOME SUMMARY

TURNKEY BAR, RESTAURANT & EVENT SPACE | DOWNTOWN CRETE

GROSS INCOME

\$164,376

EXPENSES SUMMARY

TURNKEY BAR, RESTAURANT & EVENT SPACE | DOWNTOWN CRETE

TAXES (2024)	\$16,541
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	\$33,251
NET OPERATING INCOME	\$131,125

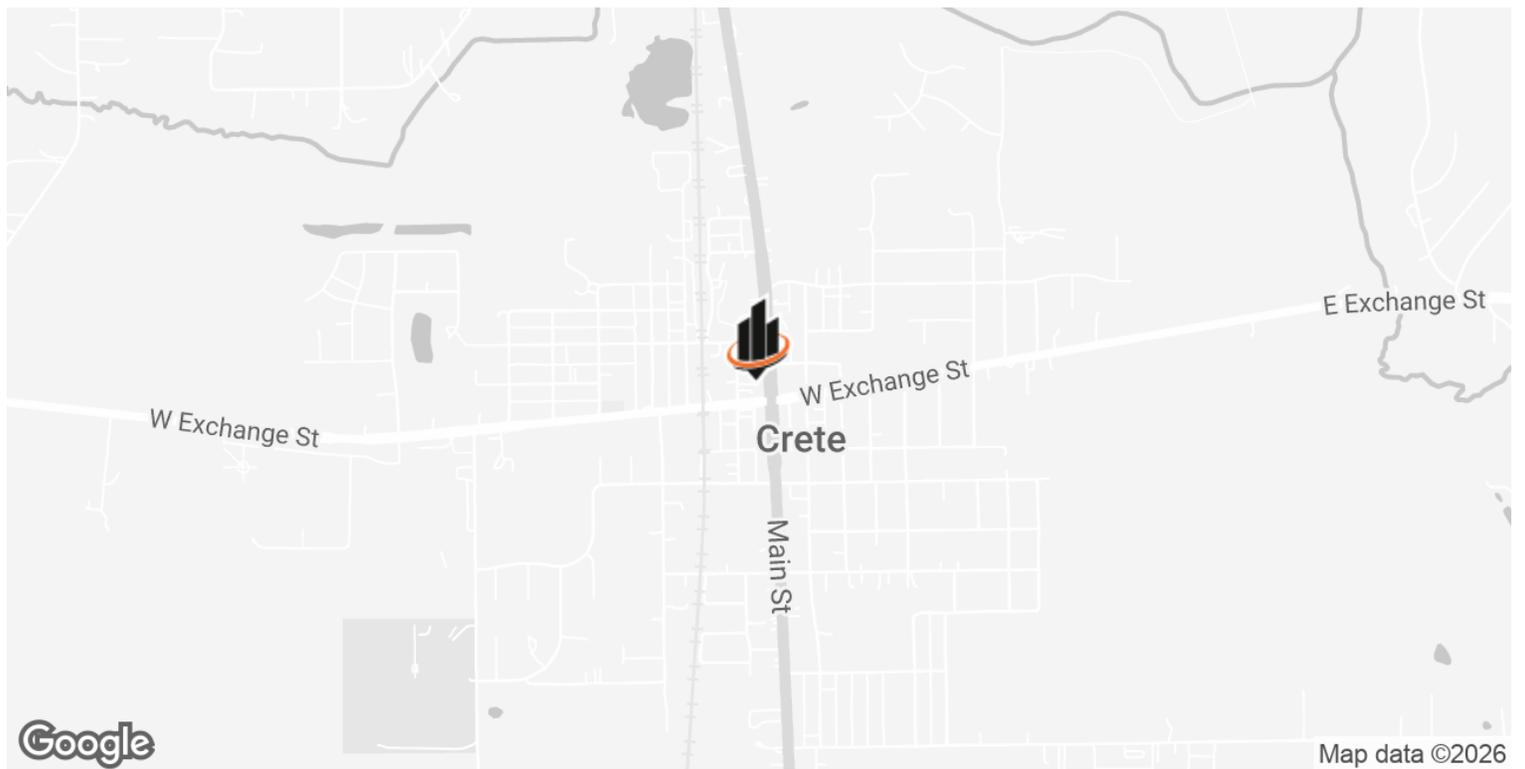
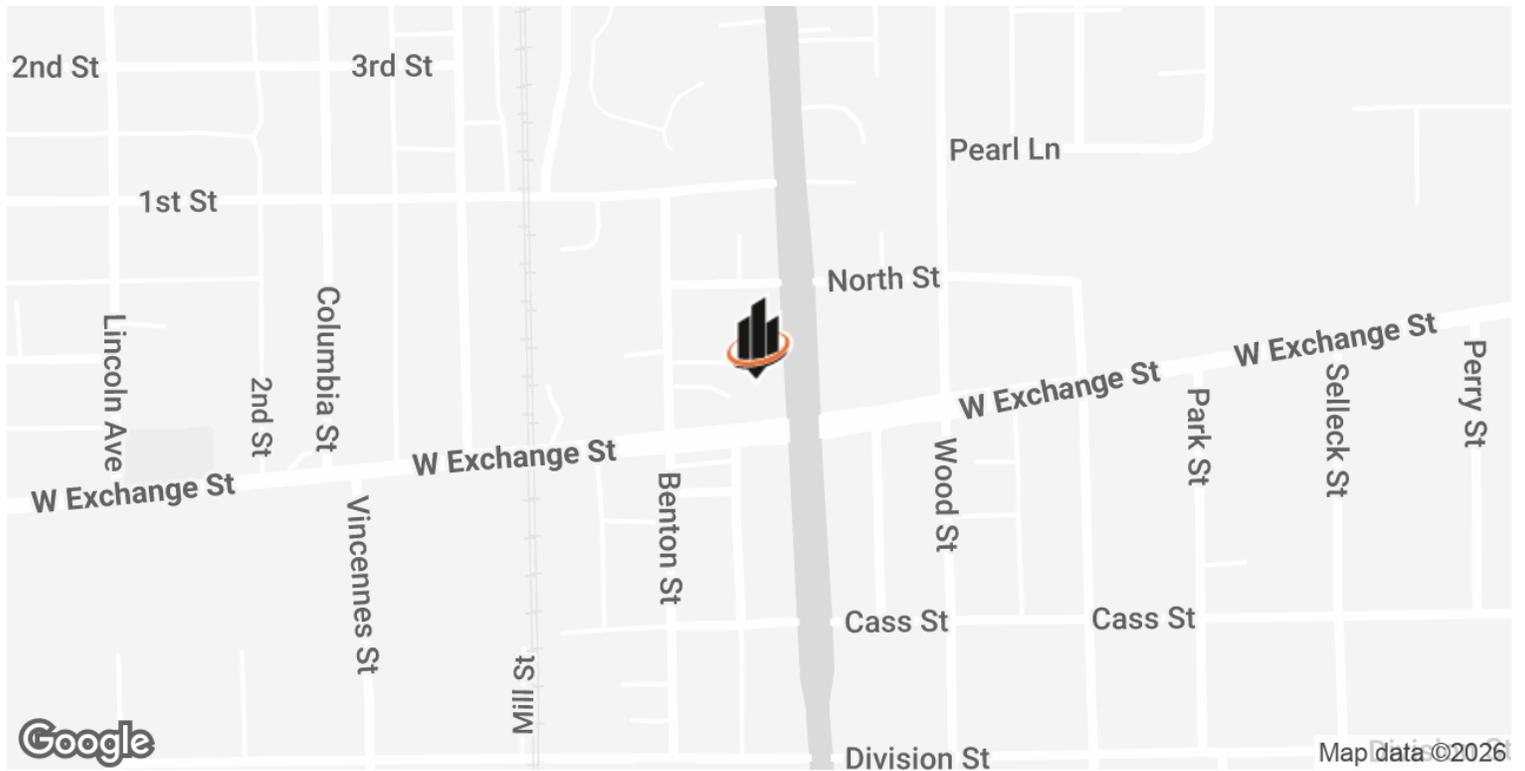
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LOCATION MAPS



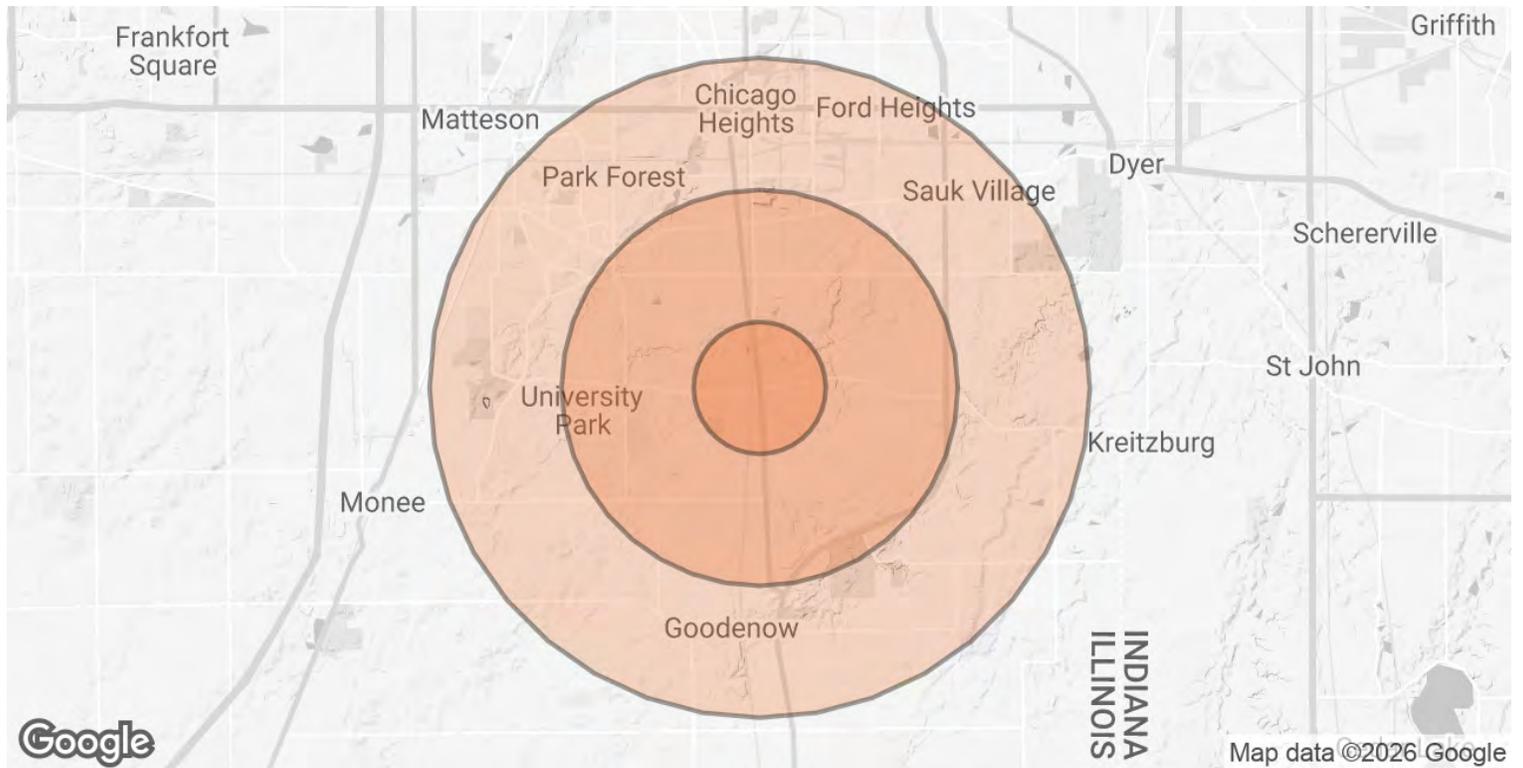
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DEMOGRAPHICS MAP & REPORT



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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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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