



 Virtual Tour

Retail/Stores
 Status: **NEW**
 Area: **477**
 Address: **6811 Hickory St , Tinley Park, IL 60477**
 Directions: **Harlem Ave to 175th St. east to Oak Park Ave. south to restaurant.**
 MLS #: **12420603** List Price: **\$3,250,000**
 List Date: **09/20/2025** Orig List Price: **\$3,250,000**
 List Dt Rec: **09/20/2025** Sold Price:
 Lst. Mkt. Time: **2** Rented Price:
 Contract: Lease Price SF/Y:
 Concessions: Mthly. Rnt. Price:
 Unincorporated: **No** CTGF:
 Subdivision: County: **Cook**
 Year Built: **1900** PIN #: **28303140430000**
 Relist: Multiple PINs: **Yes**
 List Price Per SF: **\$414.01** Min Rentbl. SF: **7850**
 Sold Price Per SF: **\$0** Max Rentbl. SF: **7850**
 Lot Size Source:
 # Stories: **3** # Units:
 Gross Rentbl. Area: **7850** Unit SF: **7850**
 # Tenants:
 Estimated Cam/Sf: Lease Type:
 Est Tax per SF/Y:

Mobility Score: - ?

Remarks: **Located in the heart of a vibrant and growing southwest suburban village, this microbrewery and restaurant offers an exceptional opportunity. The community actively supports a variety of events, including fairs, concerts, outdoor markets, and parades - creating a lively, walkable downtown atmosphere that draws both locals and visitors year-round. The restaurant has recently undergone a complete renovation, bringing it up to modern building codes and fire safety standards, with no deferred maintenance. High-quality construction and craftsmanship are evident throughout, especially in the main dining room and bar area. The spacious bar features 20 cold taps and seating for 18 guests, while the dining room accommodates 60 guests. A state-of-the-art AV and speaker system is installed throughout the building, enhancing the guest experience. Upstairs, a private event space can host up to 80 guests - perfect for parties and special occasions. The property includes two kitchens, with the main kitchen outfitted with modern, energy-efficient, all-electric equipment. State of the art beer brewery equipment on site that includes 2 Vessels, 7 BBL systems with 6 fermenters, 2 Brite tanks and hot & cold liquor water tanks. Outdoors, the main street-facing patio includes a bar with 12 cold taps, a walk-in cooler, a fire pit, and a stage for live entertainment. Additionally, a large studio apartment in a separate area of the building can be used for staff housing or rented out for additional income. This historic building blends charm with modern amenities and is sure to impress both new and loyal patrons alike. This listing is for real estate only. Business is For Sale on separate listing agreement.**

Frontage Acc: City Street	Construction:	Air Conditioning: Central Air
Current Use: Commercial, Restaurant/bar, Restaurant	Exterior:	Electricity: 201-600 Amps
Known Encumbrances:	Foundation:	Heat/Ventilation: Forced Air, Gas
Location: Central Business District, Public Transport Available	Roof Structure:	Fire Protection: Sprinklers-Wet
# Drive in Doors: 0	Roof Coverings:	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site:
Ceiling Height:	# Parking Spaces:	Tenant Pays:
	Indoor Parking:	HERS Index Score:
	Outdoor Parking:	Green Disc:
	Parking Ratio:	Green Rating Source:
	Extra Storage Space Available:	Green Feats:
	Misc. Inside:	Backup Info:
	Floor Finish:	Sale Terms:
		Possession:

Financial Information	Individual Spaces (Y/N):	Total Building (Y/N):
Gross Rental Income:	Total Income/Month:	Total Income/Annual:
Annual Net Operating Income: \$0	Net Operating Income Year:	Cap Rate:
Real Estate Taxes: \$21,091	Total Annual Expenses:	Expense Year:
Tax Year: 2023	Expense Source:	Loss Factor:
Special Assessments: No	Frequency: Not Applicable	Water Expense (\$/src): /
Fuel Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Trash Expense (\$/src): /	Insurance Expense (\$/src): /	
Operating Expense Includes:		

Broker: **Coldwell Banker Realty (60120) / (708) 460-4900**
 List Broker: **Mark Wright (254365) / (708) 612-2782 / mark.wright22@icloud.com**
 CoList Broker: More Agent Contact Info:

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MLS #: 12420603

Prepared By: Mark Wright | Coldwell Banker Realty | 09/21/2025 10:24 AM



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