



SALE

Will County | 2-Story Retail in Downtown Crete

1338 MAIN ST

Crete, IL 60417



PRESENTED BY:

KAREN KULCZYCKI, CCIM

O: 630.330.3352

kkulczycki@svn.com

IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,250,000
BUILDING SIZE:	+/-16,651 SF
LOT SIZE:	0.2 Acres
AVAILABLE SF:	+/-9,257 SF
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 ±16,651 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 for Evil Horse Bar occupies the first floor, with private entry to The Loft 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

- ±16,651 SF Two-Story, Multi-Tenant Building
- Bar Business 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



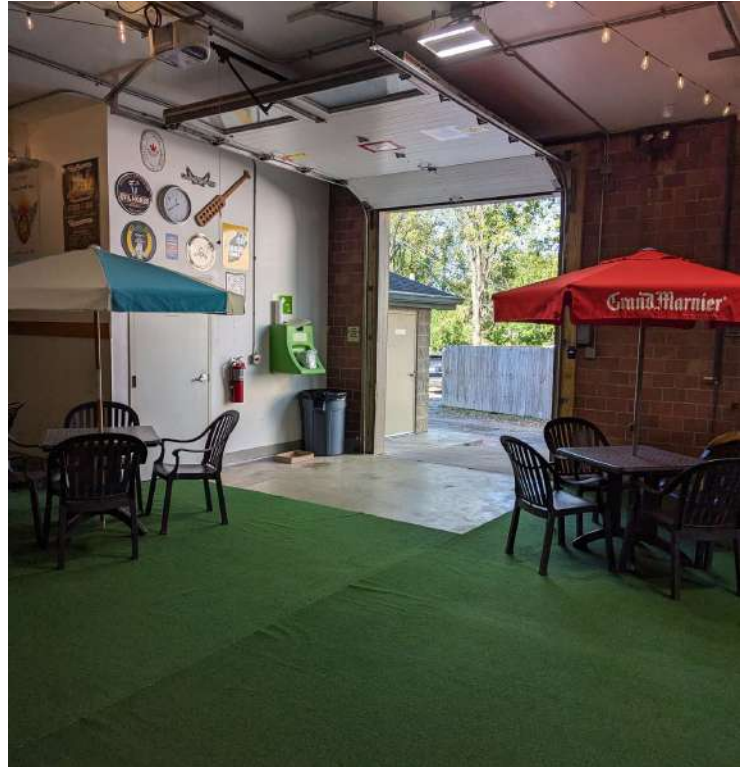
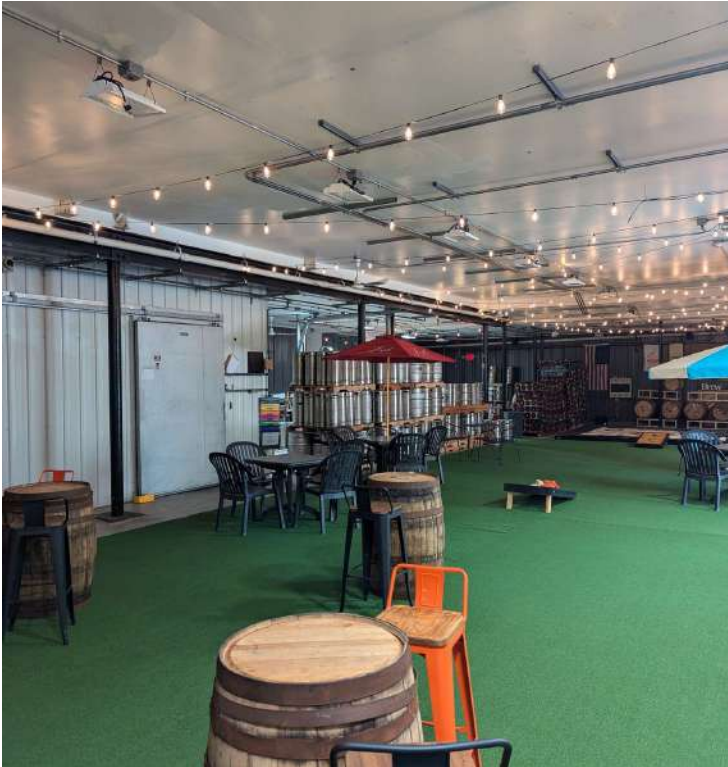
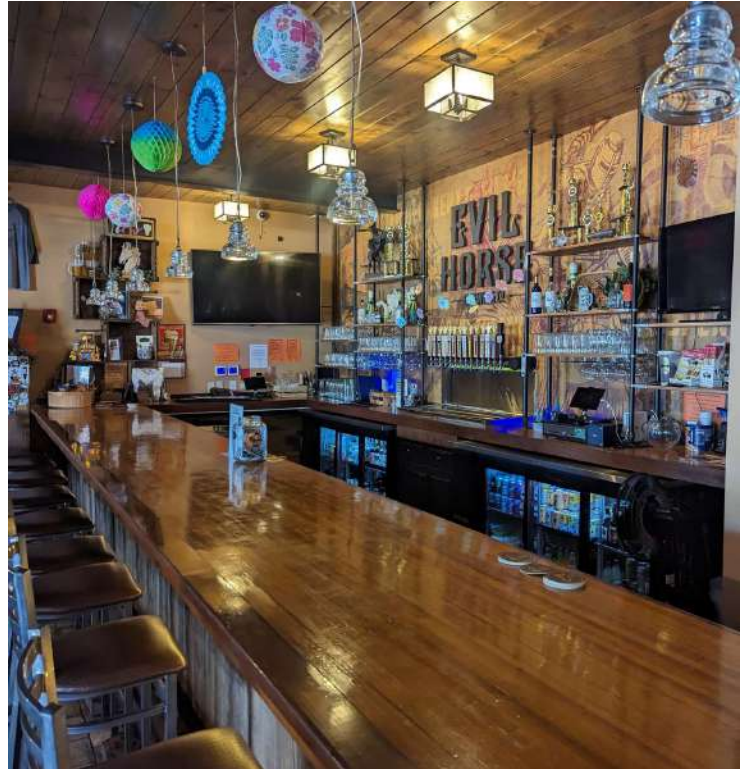
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EVIL HORSE INTERIOR PHOTOS



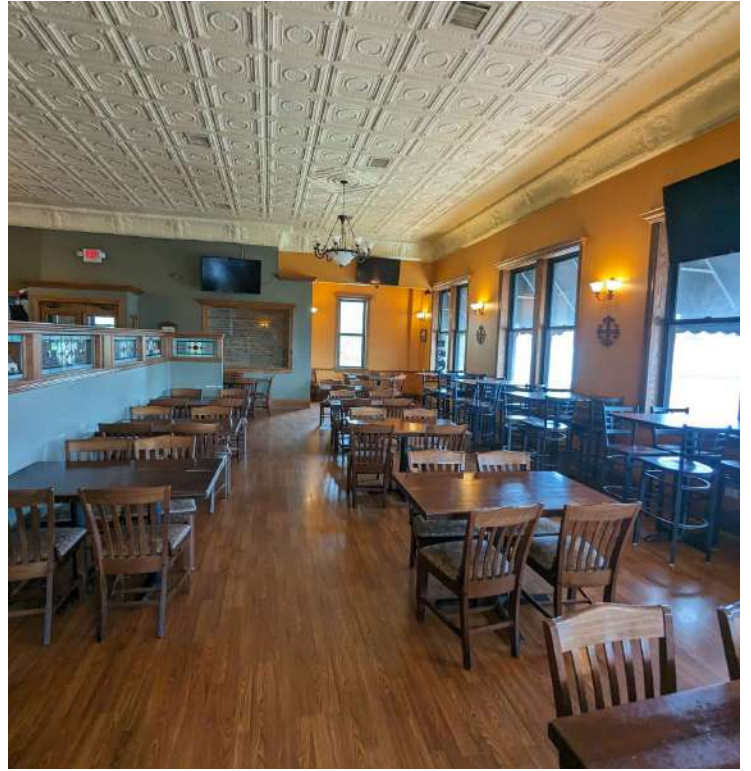
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THE LOFT RESTAURANT PHOTOS



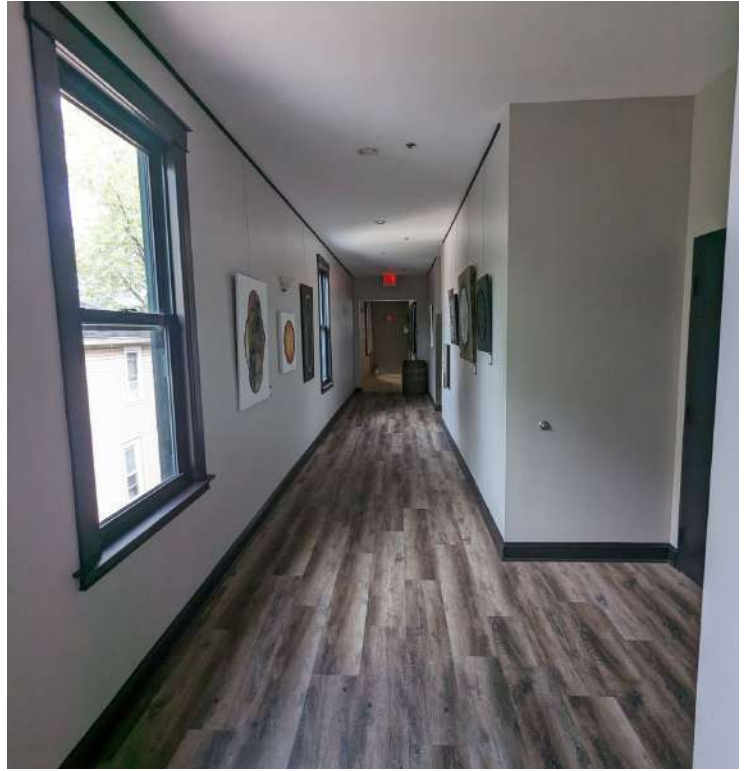
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POLARIS MARTIAL ARTS AND LOWER LEVEL PHOTOS



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SITE MAP



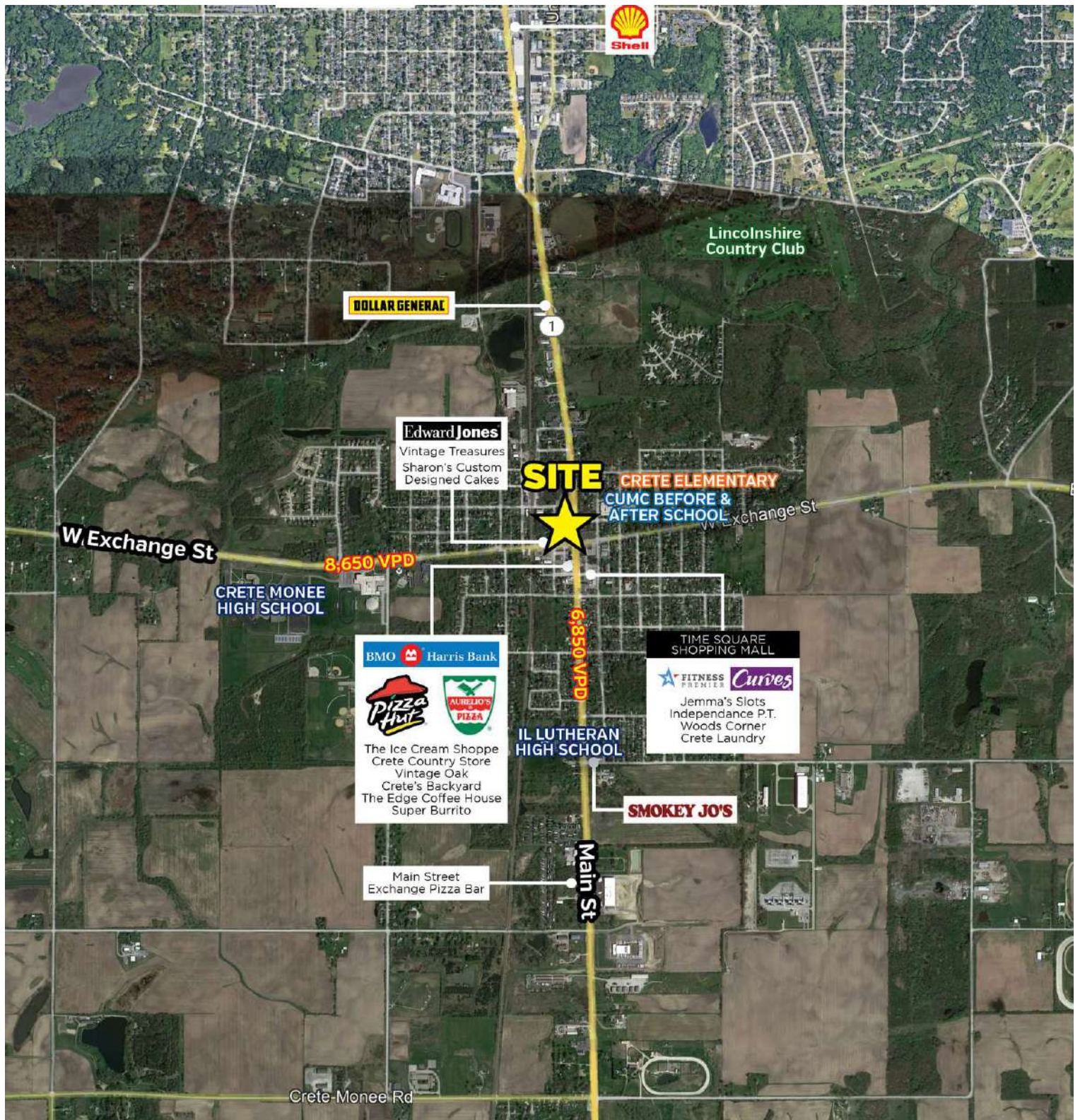
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RETAILERS AND TRAFFIC



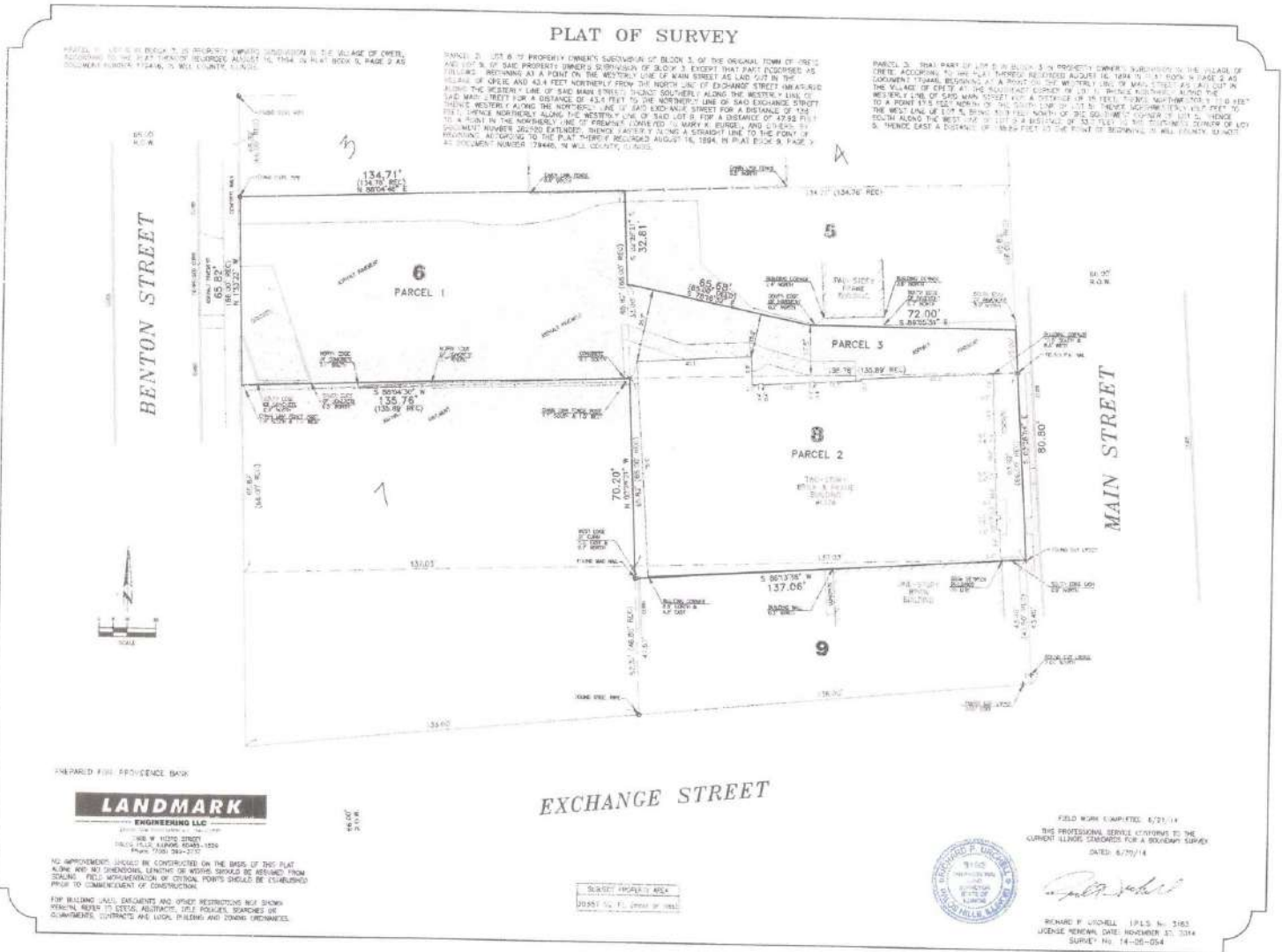
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SURVEY



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SECTION 1
Financial
Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Ground Floor	9,257 SF	55.59%	-	-	-	-
-	Polaris Martial Arts	3,000 SF	18.02%	\$9.59	\$28,776.00	05/01/2021	MTM
-	The Loft Restaurant	3,664 SF	22%	\$17.79	\$65,196.00	10/18/2021	MTM
-	Lower Level	9,916 SF	59.55%	-	-	-	-
TOTALS		25,837 SF	155.16%	\$27.39	\$93,972.00		
AVERAGES		6,459 SF	38.79%	\$13.69	\$46,986.00		

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INCOME & EXPENSES

INCOME SUMMARY

2-STORY RETAIL IN DOWNTOWN CRETE

GROSS INCOME	\$93,972
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EXPENSES SUMMARY

2-STORY RETAIL IN DOWNTOWN CRETE

TAXES (2023)	\$18,136
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INSURANCE	\$1,100
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FIRE SYSTEM (SPRINKLER, BACKFLOW, MONITOR)	\$2,500
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ELEVATOR	\$165
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SNOW REMOVAL / LANDSCAPE	\$2,100
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TRASH DISPOSAL / PEST CONTROL	\$4,560
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UTILITIES (HEAT, ELECTRIC, WATER, INTERNET)	\$2,965
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REPAIRS / MAINTENANCE	\$1,675
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JANITORIAL SERVICE	\$1,645
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OPERATING EXPENSES	\$34,846
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NET OPERATING INCOME	\$59,126
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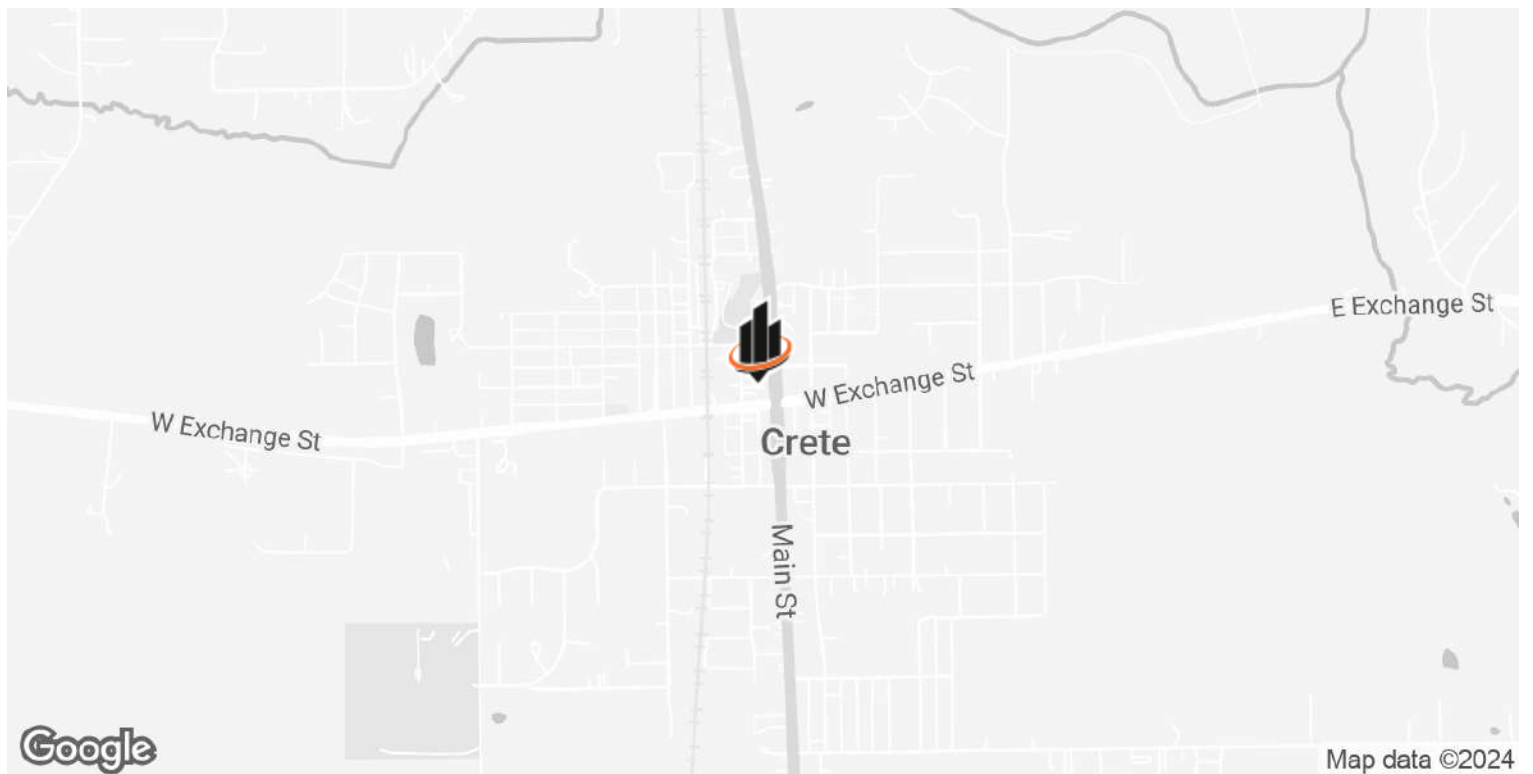
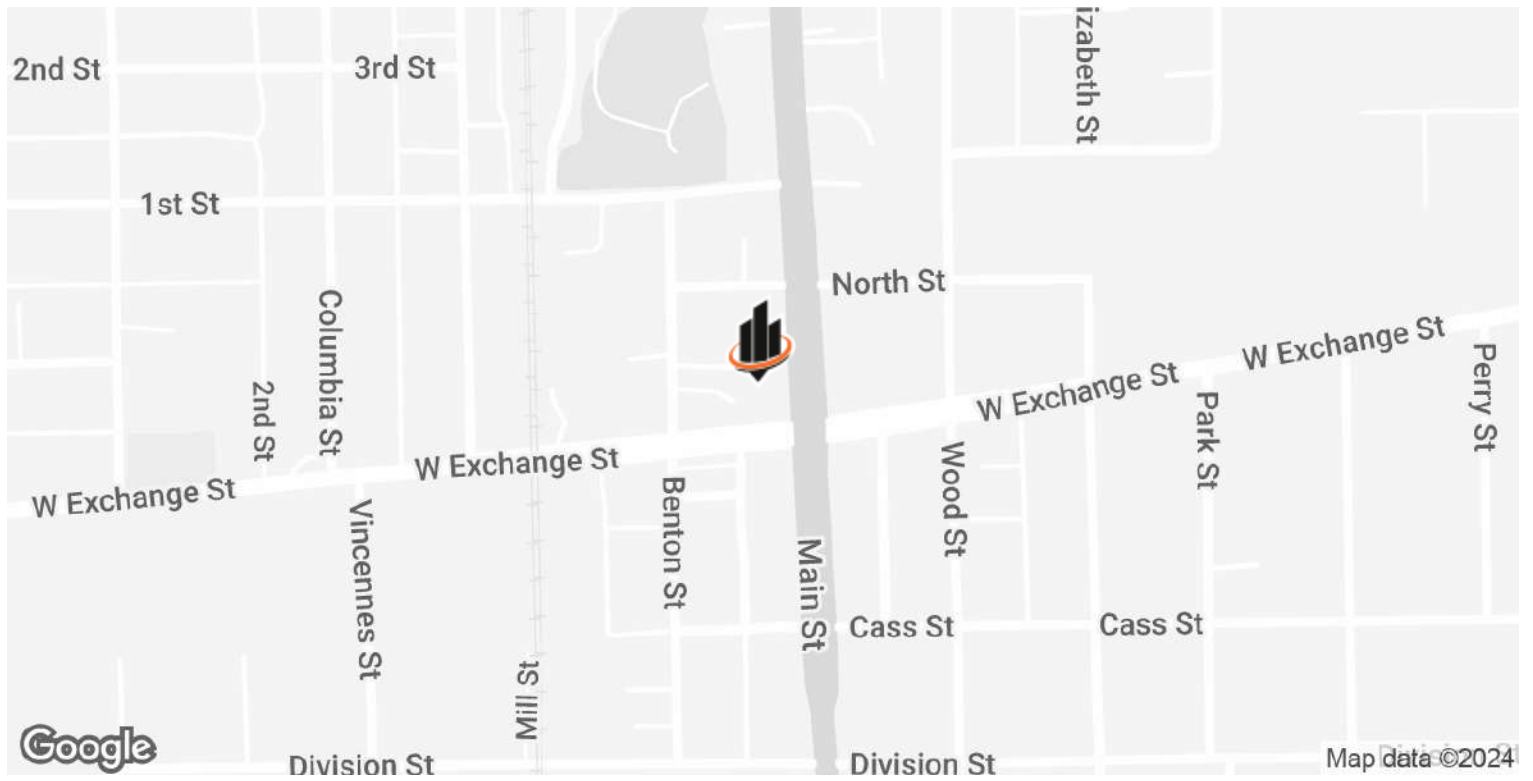
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LOCATION MAPS



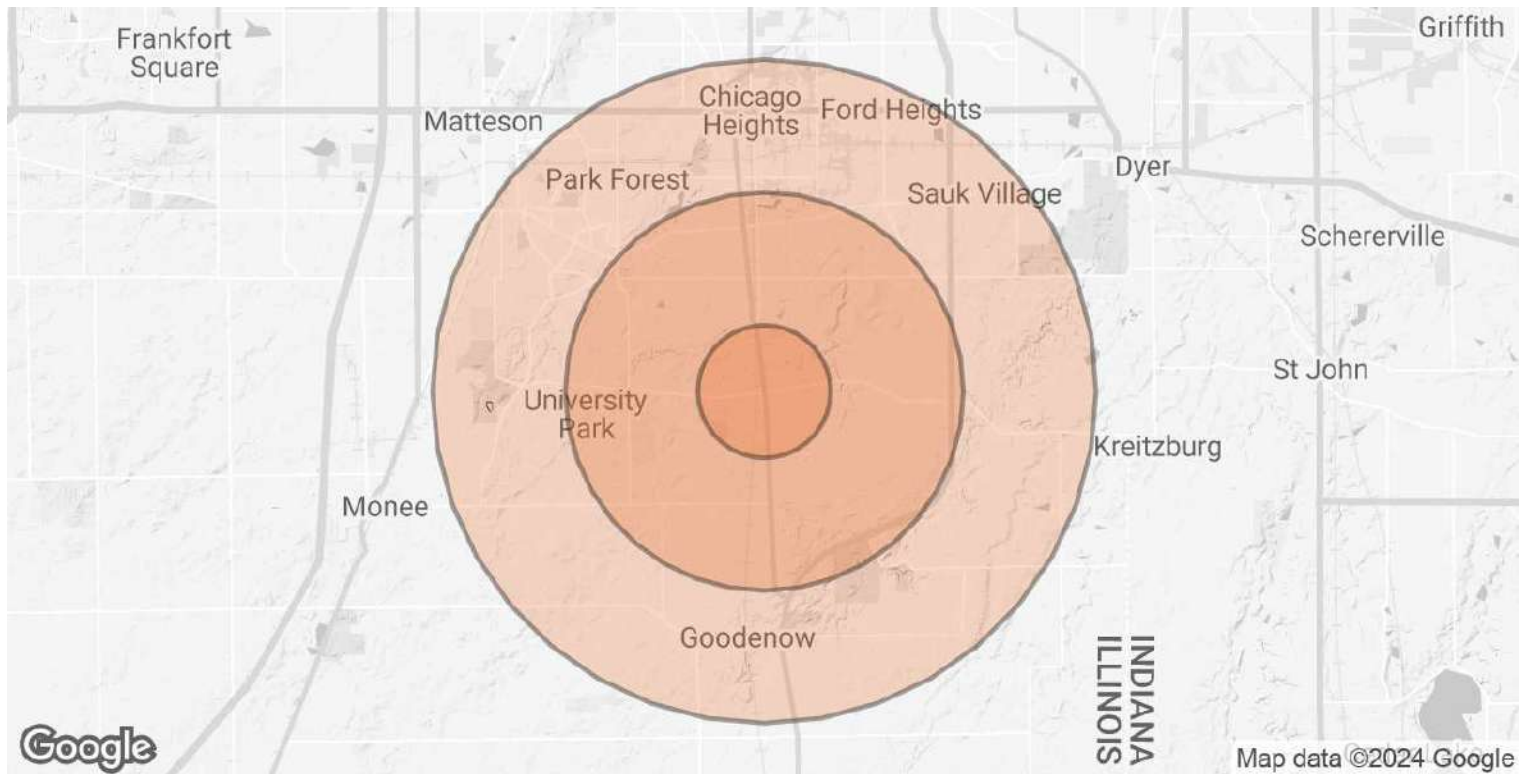
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DEMOGRAPHICS MAP & REPORT



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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