

MIXED-USE PROPERTY FOR SALE

OFFERING MEMORANDUM



518 W. Main St.

518 W. Main St.
Kirkland IL 60146

Dustin Pittman
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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	\$349,999
PRICE PSF	\$115.70

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

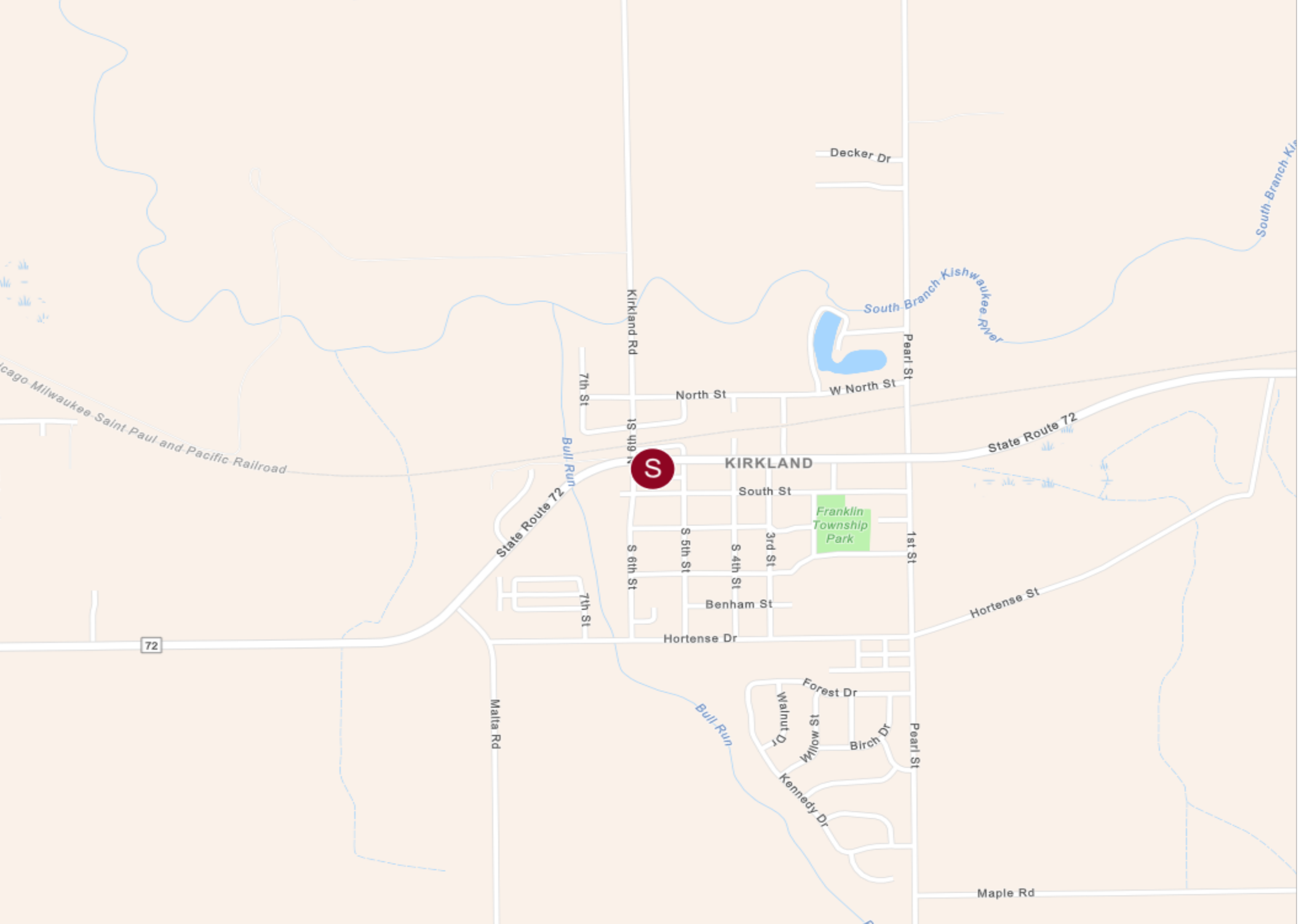
- A rare opportunity to own a proven multi-use property in the heart of downtown Kirkland. Known as The Shady Spot, this building combines multiple revenue streams under one roof, making it a strong investment or owner-operator play.

- Bar & Gaming (VACANT): Bar and gaming area ready to open. Currently not operating. FF&E may be included. Ask broker for details.
- 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.

This is an exceptional opportunity to acquire a 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



518 W. Main St.

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Exclusively Marketed by:

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