

# MILLENNIUM PROPERTIES R/E *Real Estate Plus Business For Sale - Downtown Mokena, IL*

11120 Front St., Mokena, IL

**Now: \$1,100,000**



## Property Highlights

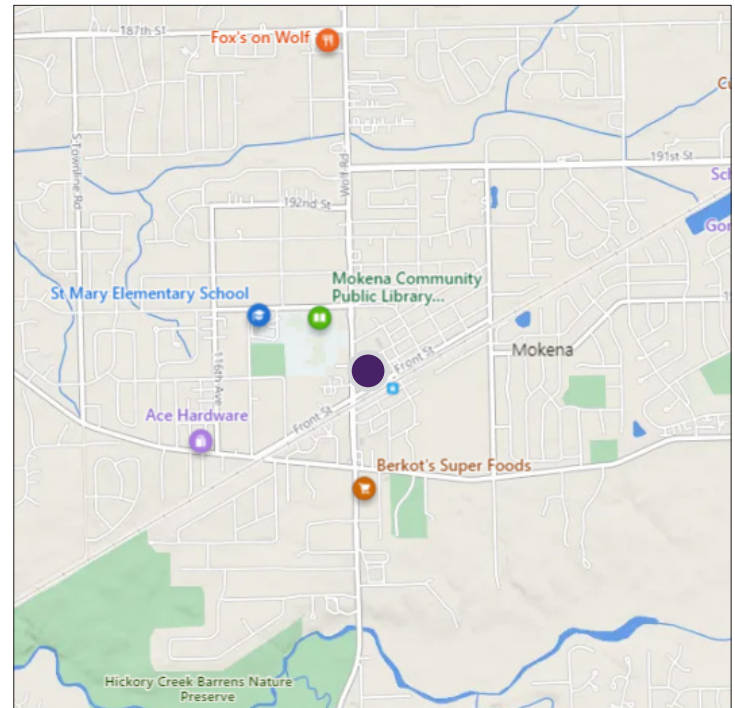
- 4,480 SF freestanding retail property - Built out as a tavern/bar establishment, Tribes Beer Co.
- Strong branding with award-winning craft beer portfolio, featuring year-round and seasonal brands
- Modern 15-BBL brewery with installed fermenters and brite tanks
- Beautiful beer garden allows for outdoor seating in summer
- Well located for local patrons, visitors to the area and passing traffic
- Strong commercial thoroughfare with great access to Metra station
- Land area: 12,000 SF
- Zoning: C-4, Traditional Downtown District
- Taxes (2020): \$18,702

## Property Overview

A 4,480 square foot, single story, free standing retail building currently built out as a bar/tavern and operating as Tribes Beer Company is available for sale. The craft brewery business includes a 15 barrel gas-powered brewhouse, three 15 BBL fermenters, three 7 BBL fermenters, 30 BBL Brite tank, one 7 BBL brite tank, 30 BBL hot liquor tank, keg washer and full grain mill with auger to grist case. Also includes a custom 18 handle draft system and a large walk in keg cooler, high end finishes, ample bar and table seating, and a large outdoor patio.

Situated on a 12,000 square foot lot, this property is in a commercial thoroughfare that runs adjacent to the Rock Island District train tracks. The subject is located across the street from the Mokena Metra Station and benefits from a variety of development along Front Street consisting of service retail, retail, light industrial, office and more.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	8,809	46,266	117,321
Households	3,178	15,847	39,547
Average Income	\$105,350	\$116,551	\$115,049



**Brad Thompson**

Executive Director

(312) 338 - 3012

bthompson@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.



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