ROUTE 51 BREWING COMPANY

FULL-SERVICE BREWERY

BAR AND RESTAURANT

EVENT AND CONCERT VENUE

Justin Zurlinden, Designated Managing Broker
Landmark Realty Group
706 W Main St Carbondale, IL 62901
618-203-5057 – RealtorJustinZ@gmail.com

$1,995,000

REAL ESTATE AND FIXTURES

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Facility Specifications

Overview- 19,000 square feet of space on two levels
Land- 7.37 Acres
Parking Lot- 200 parking spots with LED lighting and professional grading and parking bumpers
Electrical Service- 800amp 3-phase electric
HVAC- 6 x 5-ton heat pumps, 2 x 3-ton mini-splits, 4 x 1 ton mini split, 1 x 2 ton mini split
Restrooms- ADA men's and women's restrooms with custom keg urinals, ceramic tile flooring, power flush toilets.
Propane Service- 1000 lb Propane Tank Knapp Oil
Water Service- 2" water main. Lagoon Septic.
Internet- Frontier commercial internet
Storage- Loading dock room, 3rd floor storage area
Security- 16-channel interior/exterior camera system

Utility Providers

- Electricity- Egyptian Electric
- Water- Elkville Water
- Propane- Knapp Oil Co
- Internet- Frontier Communications

Facility Address:

18967 US-51
Elkville, IL 62932

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Beverage Sales & Bar Operations

Overview- Core revenue stream with a strong local following.
Seating- Main level- 160, Upper level- 130, VIP- 40, Max- 299.
Revenue Highlights- Consistent sales year-round with weekend spikes tied to concerts, weddings, and local events.
Bar Layout- Multiple service areas under one roof (main bar, lofted second floor, beer garden, VIP area).
Custom Bar Furniture- Includes heavy-duty custom furniture include tables and chairs featuring saw blades, pipe-threaded bases, electric fractal wood burning, insulators and fire hydrants.
Custom Tap Tower- Two full tap tower systems piped to the walk-in cooler allow for immediate access to 30+ beverages.

Included FF&E

- 44' copper bar
- 20-tap custom tap tower
- Additional 14-tap tower
- Drain pan with rinsers
- Pint, snifter, wine, taster, and pilsners
- Wine cooler
- 2 soda guns with 24" ice bins
- 2-door merchandise cooler
- Custom bar furniture
- Custom keg pendant lights
- 2 Oktober can seamers (16oz and 32oz)

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Catering and Food Sales

Overview- Food sales occur daily during normal bar hours and at events, with additional catering both on- and off-site.
Commercial Kitchen- Includes 32'x15' walk-in cooler, meat smoker setup, and full commercial kitchen equipment.
Event Catering- Hundreds of weddings and events catered on-site, plus catering for community events of 1,000+ guests.
Additional Equipment Included- McCall stand up freezer, 3-bay steam table, Avantco warming cabinet, sandwich press, multiple hot lamps, 48" 2-door prep cooler, 5' worktop prep freezer, stand-up deep freezer, 2 chest deep freezers, shelving units, custom food truck pickup window.
Propane Fuel- This facility utilizes propane fuel for the kitchen provided by a 1000lb owned propane tank.

Included Kitchen Equipment

- Ole Hickory ELEDX smoker
- 3-door Tru glass merchandise freezer
- 2x 40lb fryers
- 6-burner stove with oven
- 36" char broiler with stand
- 48" flat top grill with stand
- 14' kitchen vent hood & Ansul system
- Blodgett double stack convection oven
- 1600lb/day Manitowoc ice machine
- 60" 4-drawer Tru prep cooler
- Point of Sale system components

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Music / Concert Venue

Overview- Hosting nationally recognized performers and local acts, creating both direct ticker / bar revenue.
Sound Setup- Custom state-of-the-art sound system with area specific mixing.
Custom Lighting- Professional lighting rig with light board and ipad controls.
Competitive Advantage- professional grade sound and lighting attracts higher-quality performers than local competitors.
Relationships- Numerous relationships with agencies and performers with national touring riders and the ability to accomodate their needs.

Sound and Lighting Equipment

- Midas M32 mixing console
- 8 box array system
- DBX drive rack
- 12' x 28' stage
- DMX controlled stage lighting
- Acoustic treatment on stage and venue
- Mackie sub woofer
- Alto 12" stage monitors
- Custom drum set chandelier
- 9-section portable staging 4'x8' each

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Private Event Venue

Overview- 6300 square feet facility hosts weddings, receptions, corporate gatherings, and trade shows.
Capacity- 299 guests capacity.
Facility Info- This area features 12' ceilings, a flexible layout 32' Brazilian granite bar with decorative stonework, and direct kitchen access for catering.
Combination Options- Events can include on-site catering, on-site lodging in the suites, and combinations of bands and DJs in different locations throughout the facility.
Past Events- Recent events have included holiday parties for Dr Gustave, DDS, ET Simonds, the Regional Chamber Luncheon, Nubability, Shriners, Special Olympics, and numerous other community organizations and businesses.

Included Equipment

- 32' Brazilian granite bar
- 5' round banquet tables
- 5', 6', and 8' rectangular tables
- Stackable banquet chairs
- 8' Beverage-air 6-tap cooler
- 8' reach in cooler
- 4-compartment sink
- 36" ice bin
- 2 stainless steel tables
- Portable stage available

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Beer Brewing Operations

Overview- In-house beer brewing system is state-of-the-art and turn key, ready for a new brewer to take over.
Setup- Brewhouse, cellar equipment, and glycol chiller.
Distribution- Scaled for bar patrons, wedding/event guests, and wholesale distribution.
Turn Key System- Installed and fully-functional system is already in use. Seller training is available.
Additional Included Items- 80-gallon air compressor, ⅙ BBL kegs, ½ BBL kegs, brewing accessories, CIP 1HP portable pump, 40' trench drain, loading dock and storage room.

Included Equipment

- 10 BBL Direct Fire brewhouse w/ stand
- 20 BBL Direct Fire hot liquor tank
- 20 BBL cold liquor tank
- 2- 20BBL fermenters
- 20 BBL and 10 BBL Brite tanks
- 2- 10 BBL fermenters
- 5 BBL fermenter
- 2-head automatic keg washers
- Brewmation control panel
- 10-ton glycol chiller

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Short-Term Rental Suites

Overview- Three second-floor suites provide bridal parties, performers, and traveling patrons with beautiful and affordable accommodations on-site.

Partnerships- This feature builds relationships with performers and increases the likelihood of hosting quality shows.

Growth Opportunity- These options could be booked more often by marketing them on AirBnB and VRBO.

Comparable Pricing- Comparable units in nearby hotels are renting for over $100/night, so the additional income potential is significant.

Fully Furnished- Each suite includes a king size bed, nightstands, table, entertainment center, tv, microwave, mini-fridge/freezer.

Included Amenities

- 5' custom granite vanities
- Private access from bar or outside
- Electronic keypad entry
- Separate mini-splits for each suite
- Commercial-grade carpet
- Vinyl plank in vanity/bathroom area
- WIFI Access

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