

# OFFERING MEMORANDUM



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

**406 E. Adams St**  
Springfield, IL 62701

Former Craft Brewery &  
Taproom Property Located in  
Downtown Springfield For  
Sale

**BLAKE PRYOR, CCIM**  
Vice President

O: 217.547.6650

C: 217.725.9518

[bprior@cbcdr.com](mailto:bprior@cbcdr.com)



# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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This Confidential Investment Summary (“CIS”) is provided by Coldwell Banker Commercial Devonshire Realty (“CBCDR”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

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**BY ACCEPTING THIS CIS, YOU AGREE THAT:** (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

# OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present a unique opportunity to acquire a former craft brewery and taproom property located in the heart of the “Adams Street Family” corridor in Downtown Springfield, IL.

The former Buzz Bomb Brewing Co. property features a two-story masonry building with a full unfinished basement, extensively renovated between 2017 and 2024. The property is set up well for a new bar, brewery, or hospitality concept with much of the infrastructure already in place. The first floor (1,820 SF) includes a fully built-out bar and seating area, a production room, and two ADA-compliant restrooms. The bar is equipped with a 3-compartment sink, handwashing sink, and walk-in cooler with tap lines, including updated glycol and CO<sub>2</sub> systems. The second floor (1,920 SF) offers additional seating areas, a secondary bar with a 3-compartment sink and handwashing sink, two restrooms, and a small kitchen equipped with a small range hood, 3-compartment sink, handwashing sink, and above grade grease interceptor. Notable enhancements include an EPDM rubber roof and exterior stucco improvements (2024), glass garage door entrance, custom shelving, extensive electrical upgrades, including a new exterior panel and 240 V service + lighting throughout, flooring, CAT5 cabling throughout, structural reinforcements to support prior brewery operations (all in 2017), and updated plumbing throughout the basement up to the City connection (2018-2021). **Furniture and equipment are not included in the offering but may be available for purchase.**

Strategically located along Adams Street, the property benefits from strong foot traffic and visibility within the popular “Adams Street Family” business district. It sits directly along the route of the award-winning Old Capitol Farmers Market that has drawn consistent seasonal and weekend traffic since 1999. Downtown Springfield offers a dynamic mix of tourism and local activity, anchored by major attractions such as the Abraham Lincoln Presidential Library & Museum, Lincoln Home National Historic Site, and the Old State Capitol. The area is further enhanced by a growing arts and entertainment scene, courtesy of the Hoogland Center for the Arts, Levitt AMP Springfield Music Series, and Pharmacy Gallery among others. Future development initiatives, including the Downtown and Medical District Master Plan implementation and the potential \$200M expansion of the BOS Convention Center with an adjacent hotel, are expected to further drive traffic, connectivity, and long-term growth in the immediate area.

**COLDWELL BANKER COMMERCIAL**  
**DEVONSHIRE REALTY**  
Springfield, IL  
217-547-6650

## PROPERTY INFORMATION

<b>ADDRESS</b>	<b>406 E. Adams St, Springfield, IL 62701</b>
<b>ASKING PRICE</b>	<b>\$260,000</b>
<b>AVAILABLE SPACE</b>	<b>3,740 SF</b>
<b>ZONING</b>	<b>S-3, Central Shopping District</b>
<b>YEAR BUILT   REMODELED</b>	<b>1900   2017</b>
<b>TAX PIN</b>	<b>14-34.0-107-003</b>



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# AERIAL



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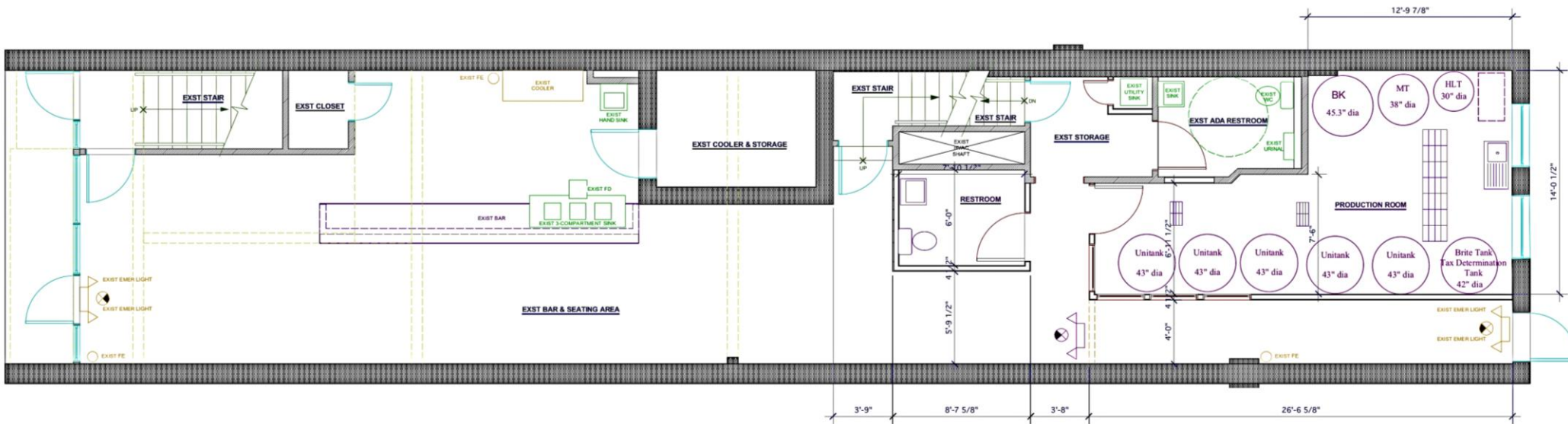


# FLOOR PLAN



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## 1<sup>st</sup> Floor

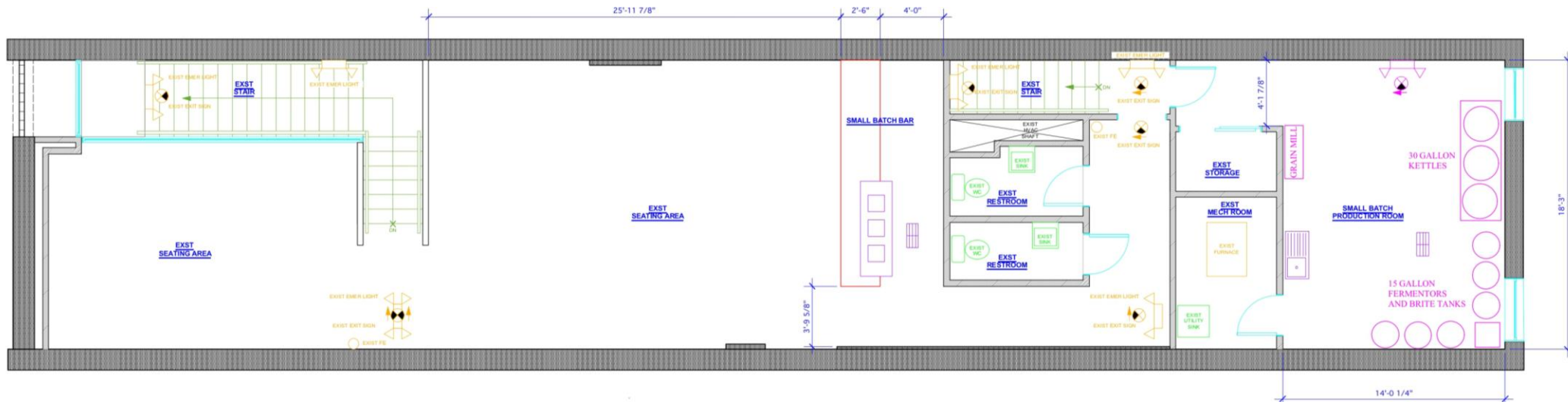


# FLOOR PLAN



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## 2<sup>nd</sup> Floor



# EXTERIOR PHOTOS



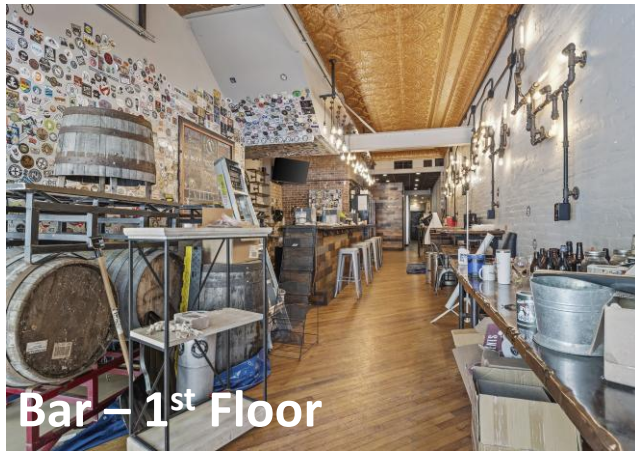
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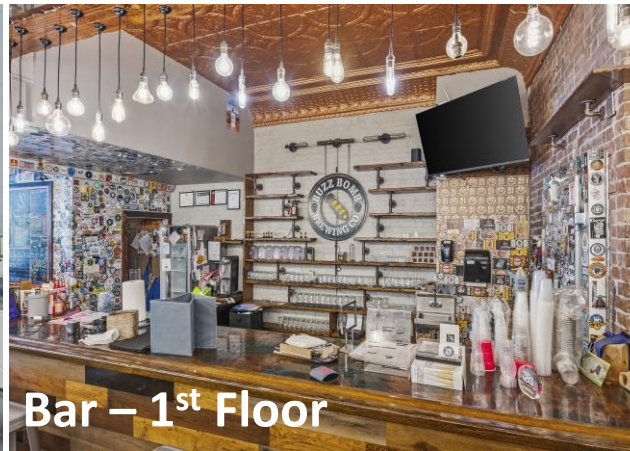
# INTERIOR PHOTOS



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Bar – 1<sup>st</sup> Floor



Bar – 1<sup>st</sup> Floor



Production Room – 1<sup>st</sup> Floor



Bar – 2<sup>nd</sup> Floor



Bar – 2<sup>nd</sup> Floor



Kitchen – 2<sup>nd</sup> Floor

# CONTACT



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## CBCDR SPRINGFIELD OFFICE

3109 Markwood Ln  
Springfield, IL 62712

[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Consistent Pedestrian Traffic
- Extensive Improvements (2017-2024)
- Ideal for Bar/Taproom
- Light Kitchen Capability (2<sup>nd</sup> FL)
- Strong Tourism Anchors Nearby