

BREWERY FOR SALE & SPACE FOR LEASE **WRIGLEYVILLE - CLARK & GRACE STREET, CHICAGO, IL**



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*Broker is an owner in the property

Brewery & Lease Offering



Brewery & Taprooms

Prime Wrigleyville / Lakeview Location

Rare opportunity to acquire a well-established fully built-out Brewery in one of Chicago's most vibrant dining and entertainment corridors. Located at **3804, 3808, 3810 N. Clark Street**, just steps from Wrigley Field and surrounded by dense residential and retail activity, this high-visibility corner building benefits from exceptional foot traffic year-round.

The brewery features a **fully equipped Brewery, basements for storage, keg storage coolers, beer garden in the rear of the building, adjacent spaces for a tap room**, all of which would allow a new operator to seamlessly continue operations or introduce a new concept. The space has strong street presence along Clark Street

Additional highlights include:

- **Turnkey operation** with existing FF&E included
- **Prime Clark Street frontage** with significant pedestrian traffic
- **Established neighborhood restaurant location** in Lakeview / Wrigleyville
- Opportunity to **retain existing concept or rebrand**
- Surrounded by dense residential population, nightlife, and tourism
- Strong demand for dining and entertainment venues in the immediate area

This is an ideal opportunity for an experienced brewery seeking a **Wrigleyville Brewery location** without the time and cost of a full buildout.

Brewery Opportunity:

- **Key Money:** \$200,000
- **Brewery:** Purchase the FF&E and concept or re-concept the space.
- **Seating:** 75 +/- inside and 20 +/- outside
- **FFE:**
 - 7 Barrel Brewhouse, Brite Tanks, & Fermentation Tanks.
 - Glycol Chilling unit (rooftop) and circulation unit & pumps
 - 28' walk in cooler / cold storage
 - Keg washer and portable transfer pump

Lease Offering:

- **Space Summary:** Total of 2,636 +/- square feet
 - 3810 N. Clark: Brewery Space, 984 +/- square feet
 - 3808 N. Clark: Space, 984 +/- square feet
 - 3804 N. Clark: Space, 832 +/- square feet
- **Basement Space:** Walk in coolers for keg storage and dry storage
- **Beer Garden:** Fenced in outdoor area in the rear of the space.

Asking Rent Structure

- **Lease Structure:** Net Lease
- **Lease Term:** 5+ years
- **Asking Base Rent:** \$35.00 PSF
- **Estimated Expenses:** \$9.00 psf (Taxes, Insurance, Building CAM)
 - **Prorate Share:** 23.16%



Aerial



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Aerial



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Storefront Photographs



3804 N. Clark Street



3808 N. Clark Street



3810 N. Clark Street

Brewery Photographs



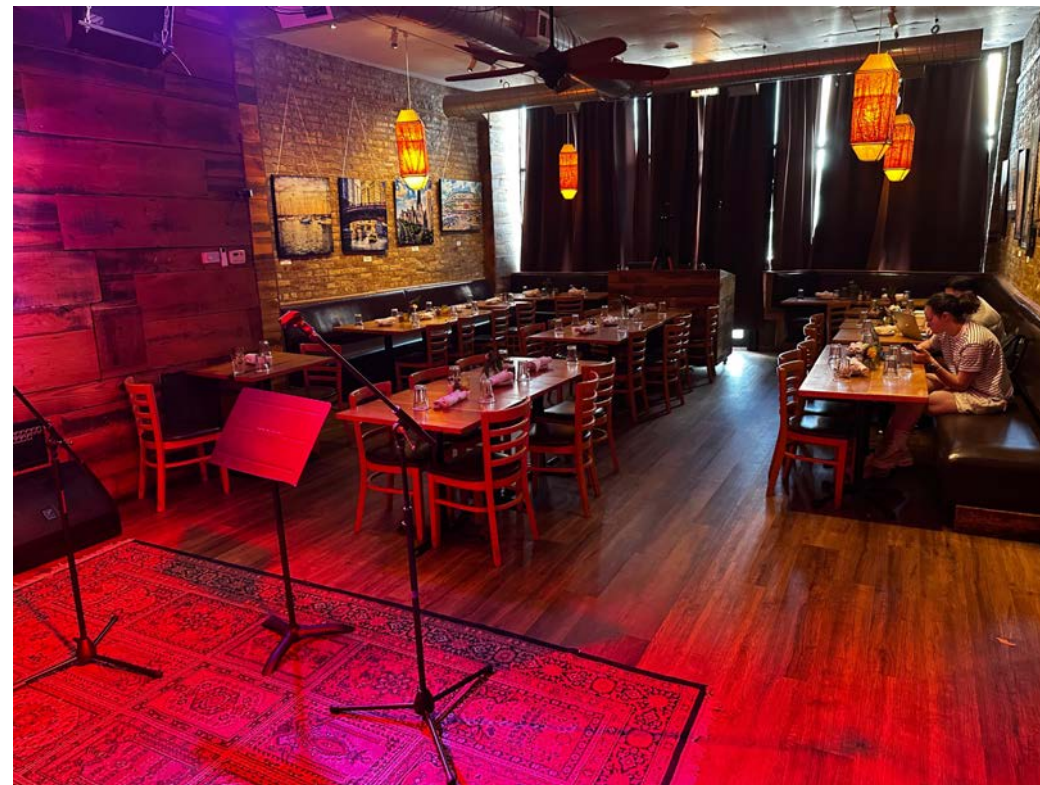
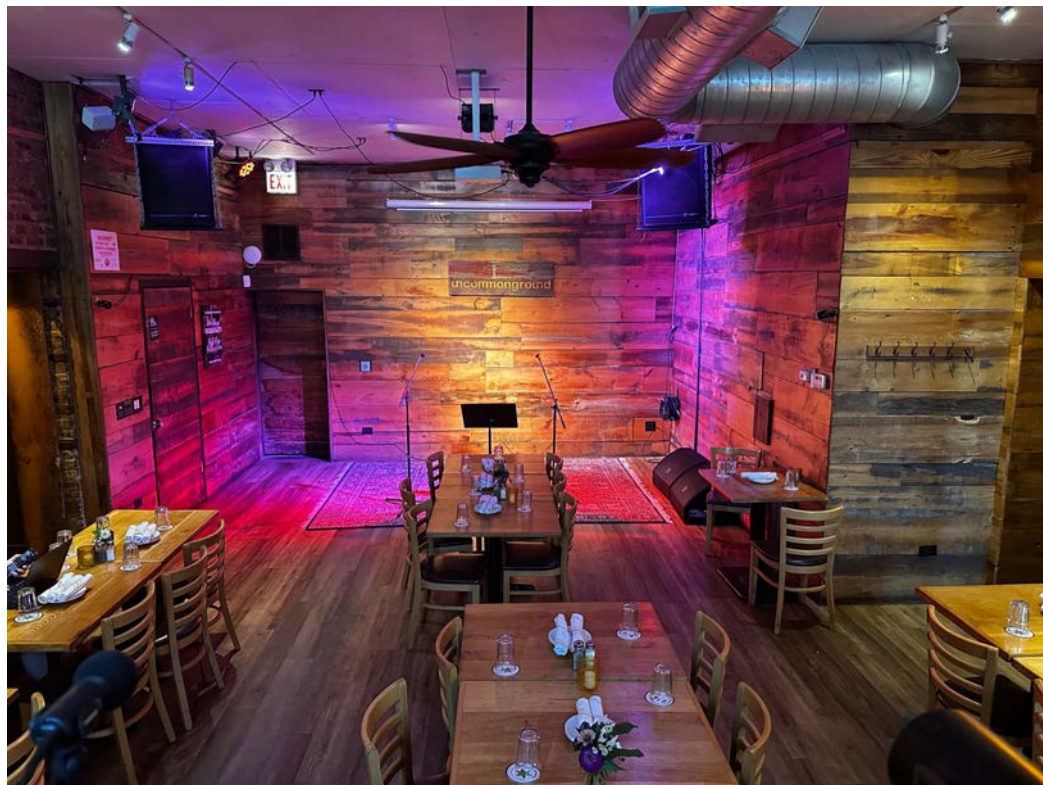
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Tap-Music Room Photographs



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Beer Garden Photographs



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Basement Photographs



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Keg Storage



Walk in Cooler



Storage

Overall Floor Plan



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