



EatZ & Associates

Business Listing

Business Name: Public Brewing Company (Public Brewing LLC)
Business Address: 628 58th Street, Kenosha, WI 53140 (Kenosha County)
Asking Price: \$150,000

Thank you for your interest in the Public Brewing Company in Downtown Kenosha, Wisconsin.

"Turnkey 15-BBL Production Brewery, Restaurant & Music Venue — Ready To Reopen In Historic Downtown Kenosha"

Food Type: Craft Brewery / Brewpub — American Pub Fare

Business Type: Independent

Service Type: Full Service

Sale Type: Asset Sale

Address Details: Freestanding, beautifully renovated historic brick building in the heart of the Downtown Kenosha business district — the landmark Barden Building at 622-628 58th Street, a few blocks from Lake Michigan. Originally built in 1910 as Kenosha's first department store and fully renovated in 2019-2020, the building is zoned B-3 Central Business District. The leased premises comprise the 8,868-square-foot main floor — brewery, bar, dining room and kitchen — together with the lower level, loading dock, dedicated storage and canning room. Outdoor sidewalk patio seating fronts the building. Street and public parking. No anchor tenants — this is a standalone destination building.

Details:

- Year Established: 2019 at this location — building fully renovated 2019-2020 with new plumbing, new electrical, and new HVAC (brand founded 2012)
- Leased space \$9,515/mth gross
- Current lease expires 12/31/2027 with one (1) five-year renewal option running to 12/31/2032
- Square Feet: 8,868 on the main floor (the leased premises), plus lower level
- Seating: Approximately 200 inside, plus outdoor sidewalk patio seating
- Days/Hrs of Operation: Currently closed — turnkey and ready for a new operator to reopen
- Owner's: Corporately managed — no owner or family working in the business
- # Of Employees: None — the business is currently closed with no staff in place
- Training: None — asset sale, no training period offered
- Value of FF&E: Included In Asking Price (Valued at \$200,000)
- Seller Financing Available: No
- Reasons for Selling: The business closed in spring 2026 due to industry-wide headwinds and profitability. The ownership group (Lakefront Brewery) has publicly stated it is open to serious proposals for the turnkey brewing and restaurant operation and the lease of the historic Downtown Kenosha property.

Summary:

Public Brewing Company is a fully equipped, turnkey production brewery and restaurant available as an asset sale in the heart of historic Downtown Kenosha, Wisconsin. Everything needed to brew, serve and entertain is already in place — a 15-BBL brewhouse with full cellar, a complete commercial kitchen, a large circular full-service bar, roughly 200 seats plus outdoor patio seating, a canning and bottling line, and a built-out live music space. The business closed in spring 2026, so a new operator has the rare opportunity to step into a complete brewery-restaurant build-out without the time, permitting, and capital cost of building one from the ground up.

The home is the landmark Barden Building at 622-628 58th Street — built in 1910 as Kenosha's first department store and one of the most recognizable commercial buildings downtown. The property was fully renovated in 2019-2020 with new plumbing, new electrical and new HVAC, the three systems that most often turn a bargain restaurant space into an expensive one. Zoning is B-3 Central Business District, which supports a wide range of hospitality, retail and entertainment uses.

The brand itself dates to 2012, when it launched as Public Craft Brewing Co. and built a genuine local following in Kenosha, distributing beer to bars, restaurants and retailers across Wisconsin. Lakefront Brewery, one of Milwaukee's best-known craft brewers, acquired the operation in 2024 and invested further, bringing in a new executive chef and an elevated menu in early 2026 before closing the location that spring.

The physical plant is the story here. The 88,868-square-foot main floor holds the brewhouse, bar, dining room, and kitchen. The lower level adds a second bar, private event capacity and, storage, and the premises include a loading dock and a dedicated canning room. That gives an operator more room and more revenue lines than a typical brewpub — production, packaging, private events and live music alongside the taproom and dining business. There is an installed sound system with a 20-channel mixer, floor monitors, hanging monitors and lighting bars, plus shuffleboard, foosball, darts and a library of board games. The lower-level bar is an 18-foot handmade wood-and-metal build. Replacing this build-out new would cost multiples of the asking price.

The second floor of the building is not part of the leased premises. It is separable through building ownership as an event or office space, which gives an ambitious operator a clear path to expand without relocating.

All furniture, fixtures and equipment convey with the sale — an estimated \$200,000 in FF&E included in the \$150,000 asking price, well below replacement cost. A detailed room-by-room inventory is available to qualified buyers under NDA. A long-term lease is in place through 12/31/2027 with one five-year renewal option to 12/31/2032, giving the buyer a defined runway of more than five years at a known address. The building itself is also seipable for purchase, s separatelyo a buyer who wants to own the real estate as well as the business has that option — inquire through EatZ & Associates for details.

This is an asset sale. No financial records are provided and no financial representations are made. The seller reports that monthly sales at the location averaged between \$40,000 and \$70,000; that figure is unverified and should be independently confirmed. The location was well regarded publicly — reviewers consistently praised the beer and the atmosphere, and the venue carried an established reputation for its Friday fish fry, brewery tours, live music and private events.

Health, business and liquor licenses are required and must be obtained by the new owner. Buyers should confirm directly with the City of Kenosha regarding the liquor license — including availability, transferability, and whether the license permits the sale of hard liquor in addition to beer and wine. Video gaming terminals are not permitted in Wisconsin, so there is no gaming revenue component to this location.

Equipment Included In The Sale:

All furniture, fixtures and equipment are included in the asking price. Highlights from the room-by-room inventory include:

Brewhouse & Cellar (15-BBL System)

- 15-BBL brewkettle / whirlpool tank and 20-BBL mash lauter tun
- 30-BBL hot liquor tank, Thermoline heat exchanger and brewing platform with wort sampling station
- Fermentation tanks: three (3) 15-BBL and one (1) 30-BBL, plus additional Sprinkman 30-BBL and Apex 7-BBL tanks
- Brite tanks: 15-BBL, 30-BBL, 7-BBL and an additional 30-BBL

- Grain handling: 2,000 lb floor-mounted grist case, RAD grain crusher, Flex-Flo feed delivery auger, steel hopper and scale
- Rite 18HP low-pressure steam boiler system, blow-down tank, water softener, chemical pump and condensate return system
- Rooftop chiller, cellar cooling panel (8 tanks), electrical panels, air compressor and oxygen flow regulator
- Approximately 545 usable kegs (540 quarter-barrel, 5 half-barrel) and a Fillmore keg filler
- A second small pub brewhouse system and four additional fermenters in storage

Packaging & Warehouse

- Microcanner canning line and 22 oz bottle filler system with bottle-washing equipment
- Forklift, Heister fork truck, 2.5-ton pallet jack and battery-powered walk-behind pallet lift
- Loading dock with pallet shelving, lab area with scales, fittings and replacement-parts inventory
- Beer packaging stock — 4-pack carriers, keg caps, can lids, labels and cardboard carriers

Kitchen

- South Bend six-burner gas range and oven, 48" flat-top grill, two 36" Pitco fryers and hanging expo heater
- Two-door and half-pan bottom-loader expo coolers, Kintera two-drawer base refrigerator, stand-up freezer and Kintera two-door freezer
- Multiple stainless prep tables, three-bin dish sink, dish-washing tables and full-pan heating table
- Extensive cookware, prepware, shelving, tableware (110 ceramic plates, 260 teaspoons) and to-go supplies

Bar & Tap Room

- Large circular bar with 60" glass sink, ice bins, wall-mounted sinks, beverage fridges and full bartending tool sets
- 48" x 84" double-door cooler and mini beverage refrigerators
- Approximately 180 chairs and bar stools plus 30+ tables, including bar-height tables with integrated lighting
- Five large-screen TVs, track lighting, chandeliers, pendants and sconces throughout
- Roughly 470 pieces of glassware across Belgian, straight, tasting, wine and specialty styles, plus 53 branded and unbranded tap handles

Entertainment, Lounge & Back-Of-House

- Installed sound system — 20-channel analog mixer with light sync, SKB mobile sound cart, floor monitors, amp, eight hanging monitors and lighting bars
- Shuffleboard table, foosball table, bags game, Bullseye Washers and 56 board and card games
- Furnished lounge seating — couches, armchairs, coffee tables, banquet tables and area rugs
- Lower-level lounge with an 18-foot handmade wood and metal bar, turntable and speaker system
- Back-of-house office furnishings — desks, file cabinets, printers, phones, safes, projector screens and a 10-foot conference table

The complete room-by-room inventory list, including counts and locations, is available to qualified buyers upon execution of a confidentiality agreement. Buyer to verify condition and working order of all equipment.

Location:

622-628 58th Street sits in the core of the Downtown Kenosha business district, a few blocks from Lake Michigan and the Harbor District, in the beautifully renovated Barden Building — an iconic downtown landmark that acts as its own destination rather than an inline tenant in a strip center. Built in 1910 as Kenosha's first department store and renovated in 2019-2020, the building carries real architectural character and instant name recognition. Zoning is B-3 Central Business District, which supports a wide range of hospitality, retail and entertainment uses. Downtown Kenosha has seen sustained investment in dining, retail and entertainment, and the location benefits from that walkable district traffic along with outdoor sidewalk patio seating. Parking is street and public. The

building's loading dock, freight access, elevator and canning space make production and delivery logistics straightforward — something virtually no other downtown restaurant space can offer.

Competition/Market:

Wisconsin has one of the most established craft beer cultures in the country, and southeastern Wisconsin in particular supports a strong brewery-taproom market. Kenosha sits on the I-94 corridor between Milwaukee and Chicago, drawing both local regulars and regional visitors, and the downtown brewery and beer-garden scene — Rustic Road Brewing, Petrifying Springs Biergarten and the Kenosha Beach House among them — has proven the market supports craft-focused destinations.

What sets this location apart is scale and flexibility. The combination of a 15-BBL production brewery, a full kitchen, a canning and bottling line, roughly 200 seats and a dedicated music and events venue lets an operator compete on several fronts at once — taproom traffic, full-service dining, private events, live entertainment and wholesale distribution — rather than relying on a single revenue stream. The prior operation distributed throughout Wisconsin, so the production capacity is proven at commercial scale. Turnkey brewery build-outs of this size and quality rarely reach the market at anywhere near this price.

This is a confidential listing. Please do not contact the ownership group, the landlord, or former employees directly. The business is currently closed and all showings are by appointment only through EatZ & Associates. If interested, please email Tom Traina at tom@eatz-associates.com or call 847-651-3834 for more information. Buyer to verify all lease terms, liquor licensing with the City of Kenosha, equipment condition and revenue potential through independent due diligence.

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