

PRICE REDUCED

FOR SALE

18967 N Hwy 51,
Elkville, IL 62932



ROUTE 51 BREWING COMPANY

**19,000 SF BREWERY, CONCERT VENUE, & BANQUET CENTER +
4,500 SF LEAN-TO BEER GARDEN**

BARBERMURPHY
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FACILITY SPECIFICATIONS - PROPERTY OVERVIEW

18967 N Hwy 51, Elkhville, IL 62932

REDUCED SALE PRICE

\$1,550,000

Real Estate + All FF&E

7.37 Acres

Total Land

19,000 SF

Two-Level Facility

299 Guests

Licensed Max Occupancy

Overview: 19,000 square feet of space on two levels

Land: 7.37 Acres

Additional Land for Sale: The adjacent 9.24 acres are also potentially for sale

Parking Lot: 200 parking spots with LED lighting, professional grading and parking bumpers

Electrical Service: 800-amp 3-phase electric

Gas Service: 1,000 LB propane tank

Water Service: 2" water main, Lagoon Septic

HVAC: 6 5-ton heat pumps, 2 3-ton mini-splits, 4 × 1-ton mini-splits, 1 × 2-ton mini-split

Restrooms: ADA men's and women's with custom keg urinals, ceramic tile flooring, power flush toilets

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
 - Elkhville Water
- Propane
 - Knapp Oil Co.
(1,000 LB tank)
- Internet
 - Frontier
Communications

SHAWNEE HILLS WINE TRAIL



SOUTHERN ILLINOIS BEER TRAIL



FIVE REVENUE STREAMS - ALL OPERATIONAL

Full Service Craft Brewery

Turn-key 10 BBL
brewhouse — tap room,
event service &
wholesale distribution

Concert & Live Music Venue

National touring acts —
direct ticket revenue +
bar revenue uplift

Private Banquet & Event Hall

6,300 SF · 299 guests ·
hundreds of weddings
& corporate events

Full Service Restaurant/Kitchen

Commercial kitchen
for restaurant and
catering for 1,000+
guests

Short Term Rental Suites

3 furnished suites —
Airbnb/VRBO potential
income

FULL SERVICE BREWERY

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TURN-KEY 10 BBL CRAFT BREWERY

Overview: In-house beer brewing system is state-of-the-art and turn key, ready for a new brewer to take over

Setup Includes: Brewhouse + cellar equipment, glycol chiller.

Distribution: Scaled for bar patrons, wedding/event guests, and wholesale distribution

Turn Key System: Installed and fully-functional — already in use. Seller training available

Additional Included: 80-gal air compressor, 1/8 BBL & 1/2 BBL kegs, brewing accessories, CIP 1HP 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 × 20 BBL 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
- 80-gallon air compressor
- Full keg inventory (1/2 BBL and 1/8 BBL kegs)
- CIP 1HP portable pump
- 40' trench drain

BAR & RESTAURANT

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BEVERAGE SALES & BAR OPERATIONS

Overview: Core revenue stream with a strong local following. Consistent year-round sales.

Seating: Main level 160 · Upper level 130 · VIP 40 · Maximum 299

Revenue Highlights: Consistent sales year-round with weekend spikes tied to concerts, weddings, and local events

Bar Layout: Main bar, lofted second floor, beer garden, VIP area — multiple service areas under one roof

Custom Bar Furniture: Heavy-duty custom furniture — saw blade tables, pipe-threaded bases, electric fractal wood burning, insulators and fire hydrants

Custom Tap Tower: Two full tap tower systems piped to walk-in cooler allow immediate access to 30+ beverages.

INCLUDED FF&E

- 44-foot custom copper bar
- 20-tap custom tap tower + additional 14-tap tower
- Drain pan with rinsers
- Pint, snifter, wine, taster, and pilsner glassware
- 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)

CONCERT VENUE & LOFT

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2ND FLOOR BAR & SEATING



2ND FLOOR BAR & SEATING

MUSIC/CONCERT VENUE - NATIONAL TOURING CAPABILITY

Overview: Hosting nationally recognized performers and local acts, creating both direct ticket / 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

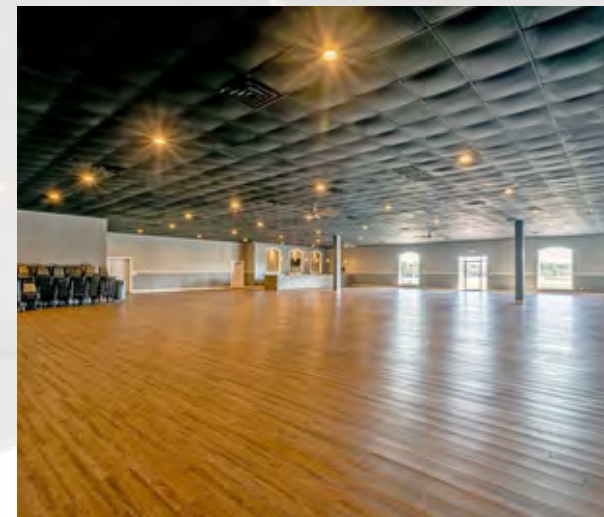
Relationships: Numerous relationships with agencies and performers with national touring riders and the ability to accommodate their needs.

SOUND & LIGHTING EQUIPMENT

- Midas M32 professional digital mixing console
- 8 Box line array system
- 12' x 28' permanent stage
- DMX controlled stage lighting
- Acoustic treatment on stage and throughout venue
- Sub woofers
- Custom drum set chandelier
- 9-section portable staging 4'x8' each
- Professional light board
- iPad lighting controls

EVENT SPACE

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PRIVATE EVENT VENUE & BANQUET HALL

Overview: 6,300 square foot facility hosts weddings, receptions, corporate gatherings, and trade shows

Capacity: 299 guests

Facility Info: Features 12' ceilings, 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: Holiday parties for Dr. Gustave DDS, ET Simonds, Regional Chamber Luncheon, Nubability, Shriners, Special Olympics, and numerous 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

KITCHEN

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COMMERCIAL KITCHEN - CATERING & 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, 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.

INCLUDED EQUIPMENT

- 2 x 40lb commercial deep 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
- 1,600 lb/day Manitowoc ice machine
- 60" 4-drawer Tru prep cooler
- Point of Sale system components
- 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

SHORT-TERM RENTAL SUITES

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AIRBNB/VRBO INCOME OPPORTUNITY

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 — 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 SUITE AMENITIES

- 5' custom granite vanities — hotel-grade finish
- Private access from bar interior or exterior
- Electronic keypad entry — self check-in capable
- Separate mini-split HVAC per suite — independent climate control
- Commercial-grade carpet
- Vinyl plank flooring in vanity/bathroom areas
- WiFi access
- King size bed
- Nightstands
- Table
- Entertainment center
- TV
- Microwave
- Mini-fridge/freezer

DOCK DOOR, WAREHOUSE & COVERED PATIO

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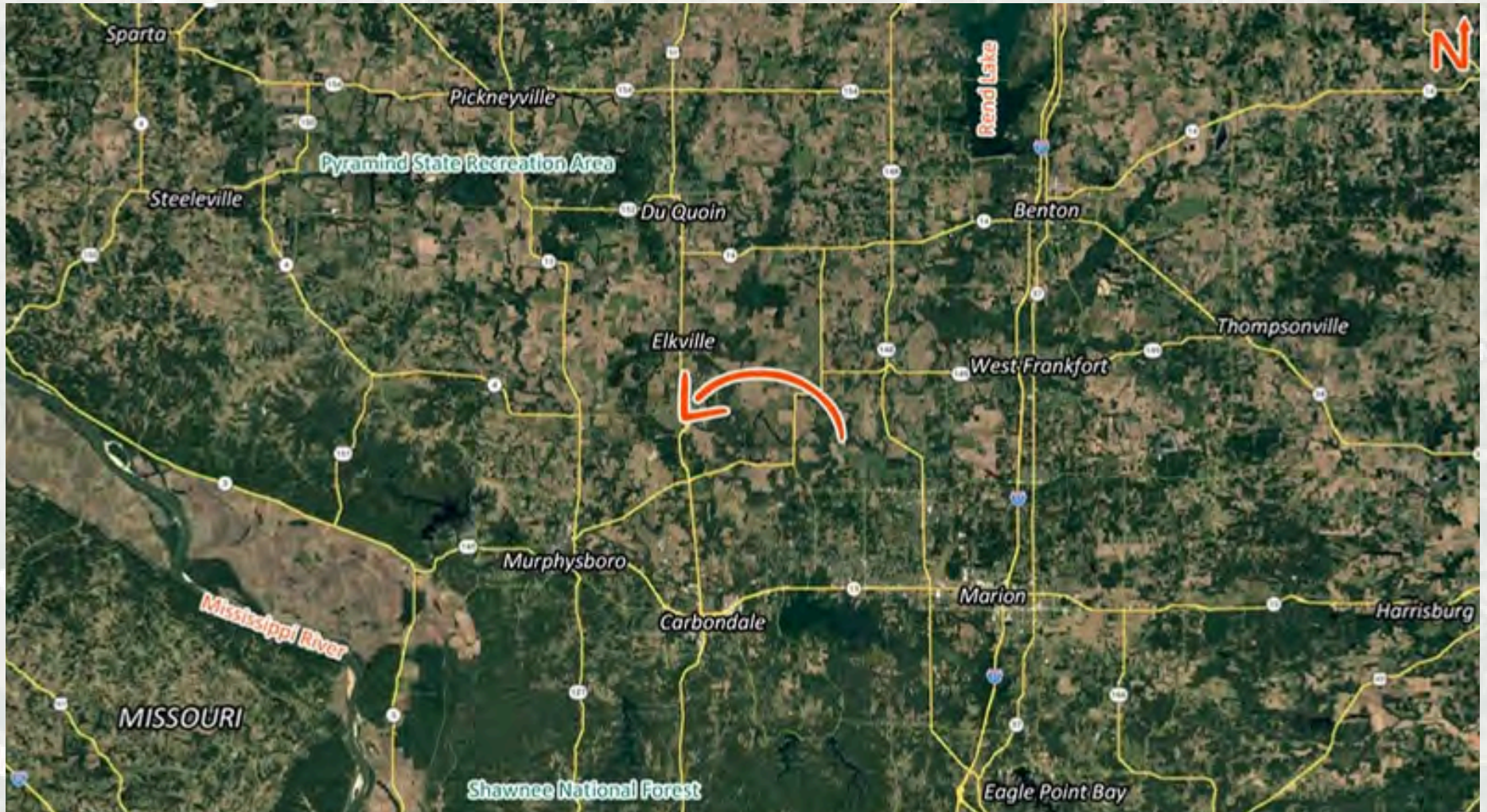
800-Amp 3-Phase Electrical Service | 10'x10' Overhead Recessed Loading Dock



4,500 SF Lean-To Beer Garden

AREA MAP

18967 N Hwy 51, Elkhville, IL 62932



LOCATION OVERVIEW

Located off of IL Route 51, a well-traveled corridor connecting the Du Quoin and Carbondale markets. This site is home to Route 51 Brewing Company & Banquet Center, giving the property an established hospitality presence and destination appeal. Its inclusion in Southern Illinois beer-tourism promotions and proximity to the broader Wine & Beer Trail of Southern Illinois further enhance its visibility, drawing both local and regional visitors traveling the area's popular brewery and winery routes.

ADDITIONAL 9.24 ACRES

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4 RV SPOTS

1 CARPORT WITH OPEN SIDES & A DECK

1 CARPORT WITH OPEN SIDES

CONTACT BROKER FOR PRICING ON
ADDITIONAL ACREAGE

OFFICE/RETAIL PROPERTY SUMMARY

18967 N HWY 51

LISTING # 3227

LOCATION DETAILS:

Parcel #: 10-05-200-013
County: IL - Jackson
Zoning: Commercial

PROPERTY OVERVIEW:

Building SF: 23,500
Usable Sqft: 23,500
Min Divisible SF: 23,500
Retail SF: 23,500
Signage: Building, Monument
Lot Size: 7.37 Acres
Additional Land: 9.24 Acres
Frontage: 1,263
Depth: 548
Parking Spaces: 225
Parking Surface Type: Gravel

STRUCTURAL DATA:

Year Built: 2016
Yr Renovated: 2023
Ceilings: 8' - 16'
Construction Type: Metal, Wood Frame

DEMOGRAPHICS:

Traffic Count: 5150

FINANCIAL INFORMATION:

Tax Year: 2024
Taxes: \$10,342.60



SALE INFORMATION:

Sale Price: \$1,550,000
Price / SF: \$65.96

PROPERTY DESCRIPTION:

Route 51 Brewing Company is a 19,000 SF two-level brewery, concert venue, and banquet center with an attached 4,500 SF lean-to beer garden, situated on 7.37 acres along the high-visibility IL Route 51 corridor in Southern Illinois — a rare, turnkey, cash-flowing entertainment complex including all real estate, furniture, fixtures, and equipment. The facility features ADA-compliant men's and women's restrooms with custom keg urinals and ceramic tile flooring, an 800-amp 3-phase electrical service, a 10'x10' overhead recessed loading dock, 200 LED-lit parking spaces, and a 10 BBL direct-fire brewhouse complete with a 20-tap custom tap tower, an additional 14-tap tower, a 44-foot custom copper bar with drain pans and rinsers, and all custom saw blade and pipe-threaded furniture throughout. The fully equipped commercial kitchen includes two 40 lb deep fryers, a 6-burner stove, a Blodgett double-stack convection oven, a 1,600 lb/day Manitowoc ice machine, a 32'x15' walk-in cooler, and a custom food truck pickup window — with proven on- and off-site catering capacity for events exceeding 1,000 guests. The 6,300 SF banquet hall accommodates up to 299 licensed guests with 12-foot ceilings, a 32-foot Brazilian granite bar, direct commercial kitchen access, and a proven track record hosting hundreds of weddings, corporate events, and community gatherings. The nationally recognized concert venue boasts a 12'x28' permanent stage, a Midas M32 professional digital mixing console, a 8 box line array sound system, full DMX-controlled stage lighting with iPad controls, established relationships with national touring agencies, and three on-site furnished short-term rental suites with electronic keypad entry and Airbnb/VRBO income potential. With five distinct operational revenue streams and all FF&E included from day one, this is a truly turnkey opportunity — contact broker for financials.

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