



# Heinz Business Group, Inc.

Introduces

The former Vice-District Brewing Company space

18027-29 Dixie Highway Homewood, Illinois 60430



“The set forth information has been secured from the Seller. Heinz Business Group, Inc. does not guarantee the accuracy of the information, nor does it warrant any assumptions as true and correct”

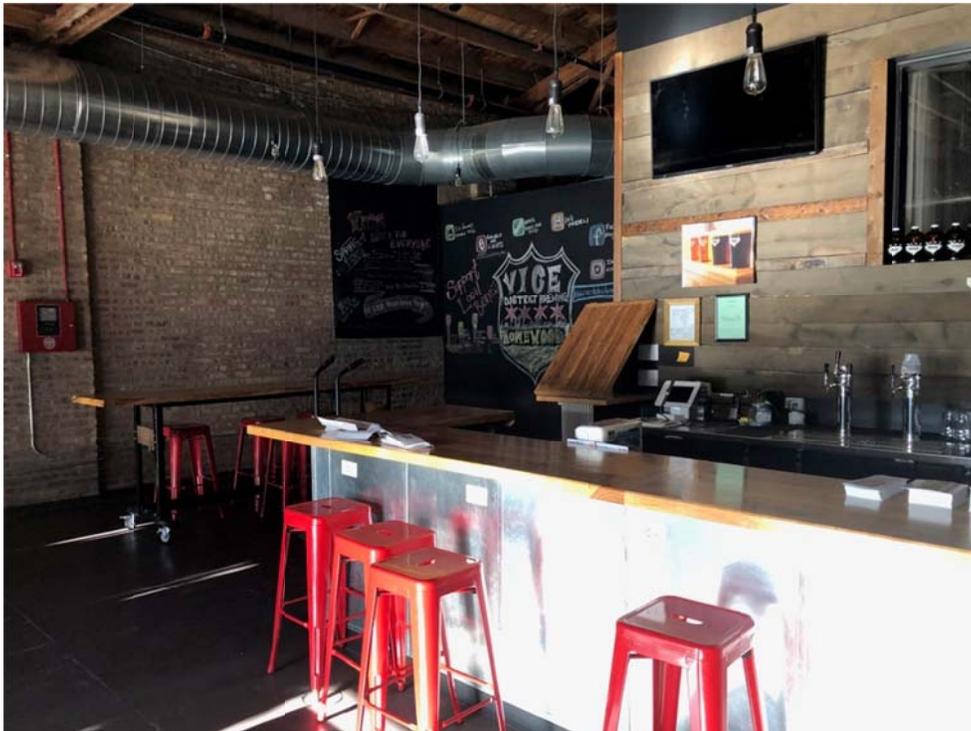


Front elevation



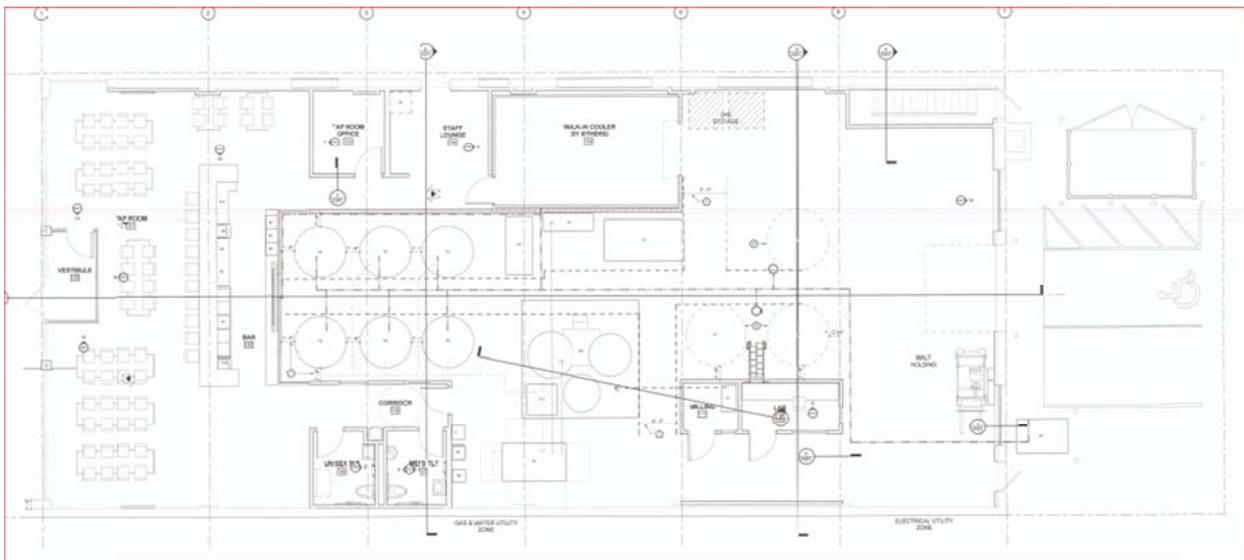


Taproom

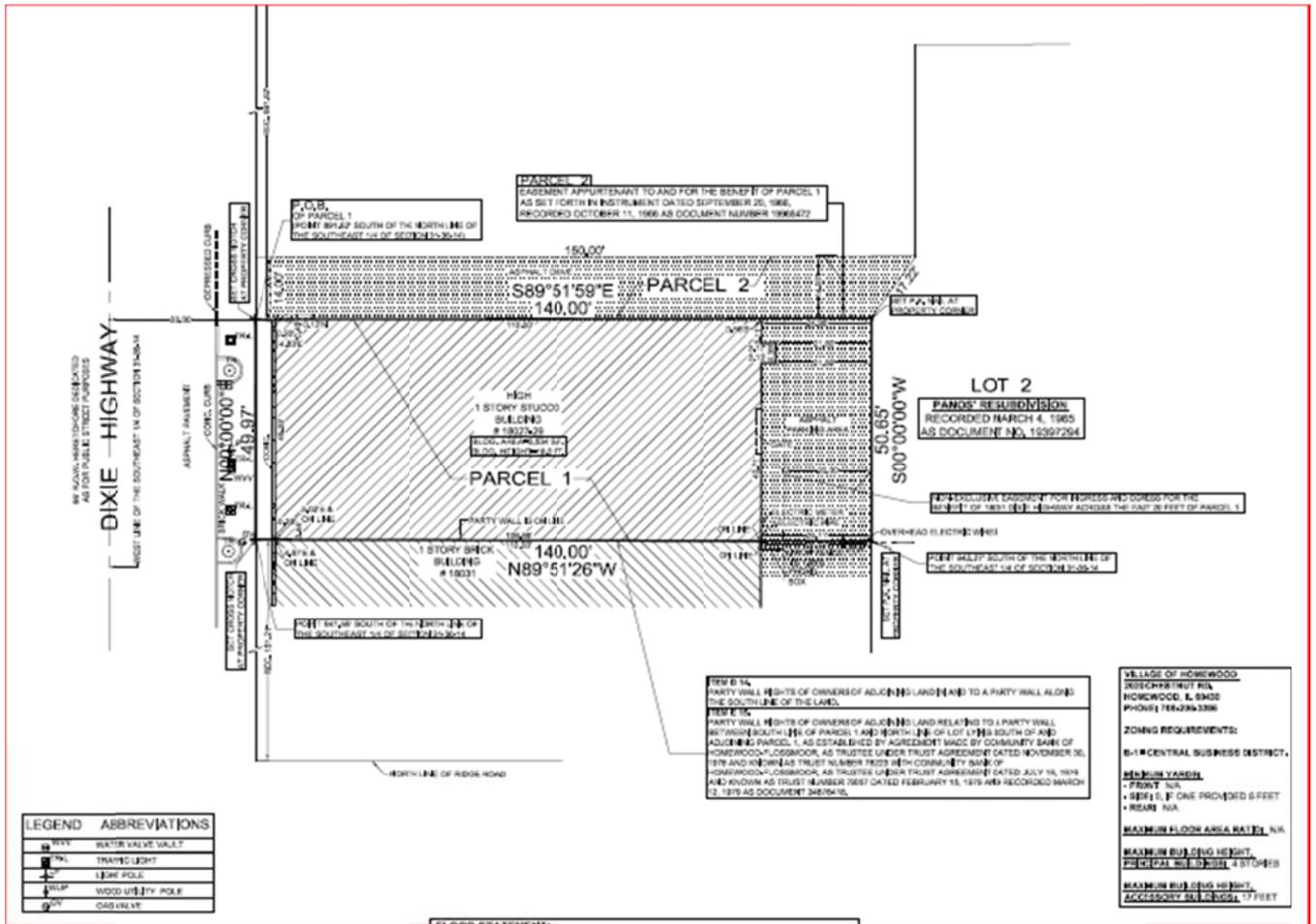


## Layout

Built in 1923 in downtown Homewood, this facility is a one story 5534 Square feet building with 13' height to clear span wood bow trusses and one drive-in door. The front 1250 square feet is made up of a custom built tap room with seating for 79, including an 11 seat bar and the remainder is devoted to beer production space. The building has 800amp service. Two rest rooms. There is a 450 square foot basement with 6 ½ ceiling height and a 1250 sf asphalt paved access easement behind the building. Street parking is available along Dixie Highway and a sizeable public lot is one block northwest. There is a large parking lot immediately behind the building, owned by a dental practice nearby. Property taxes were \$34,289.36 for 2018.



# Survey

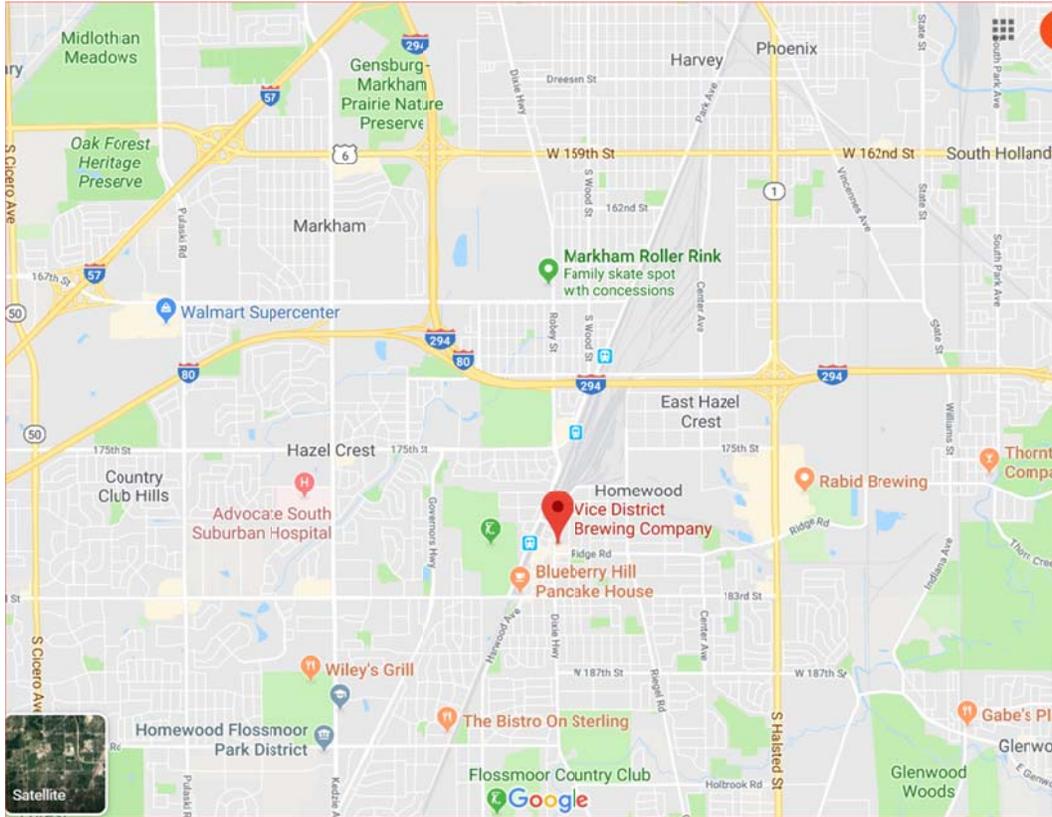




Former Brewery area

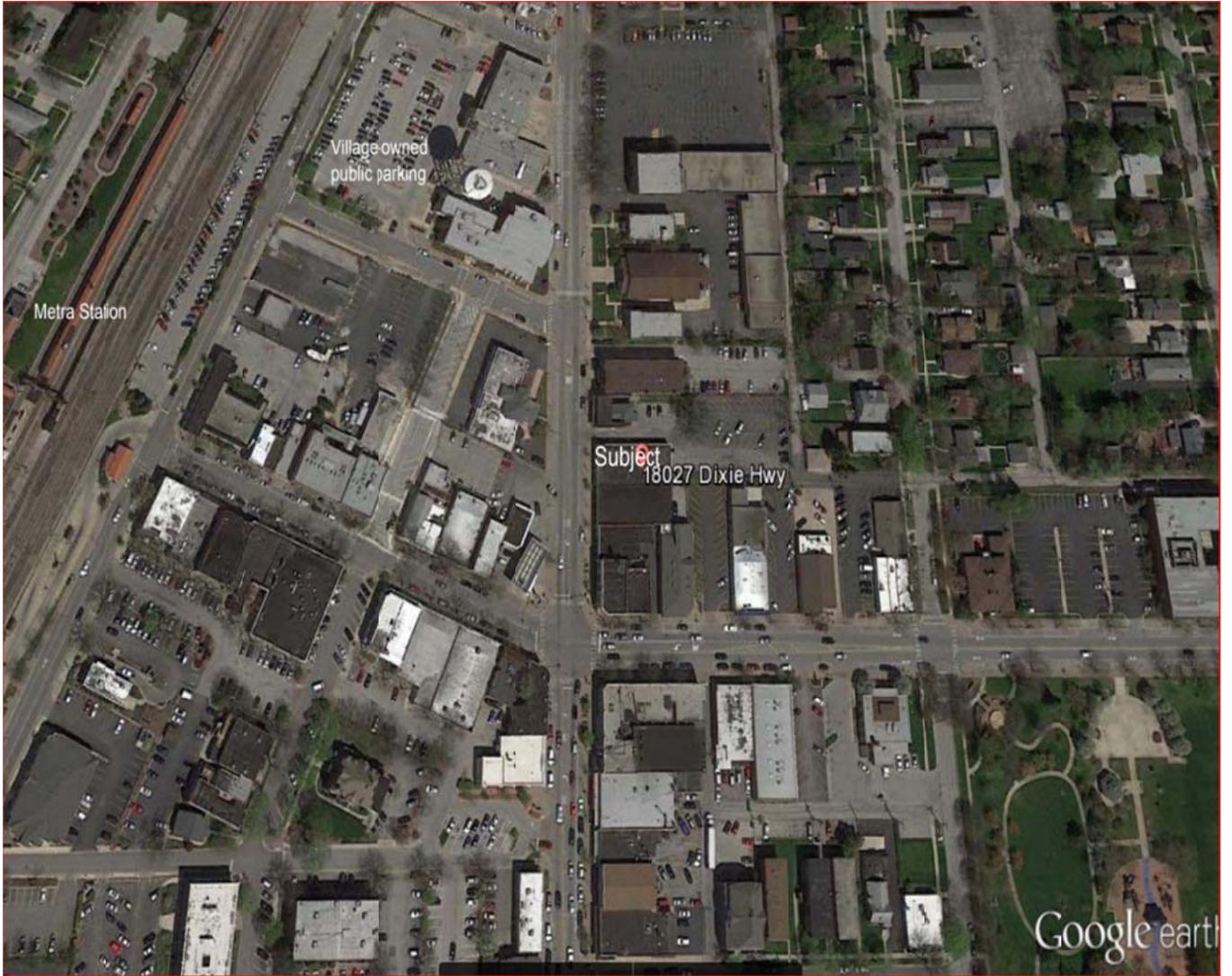


# Location



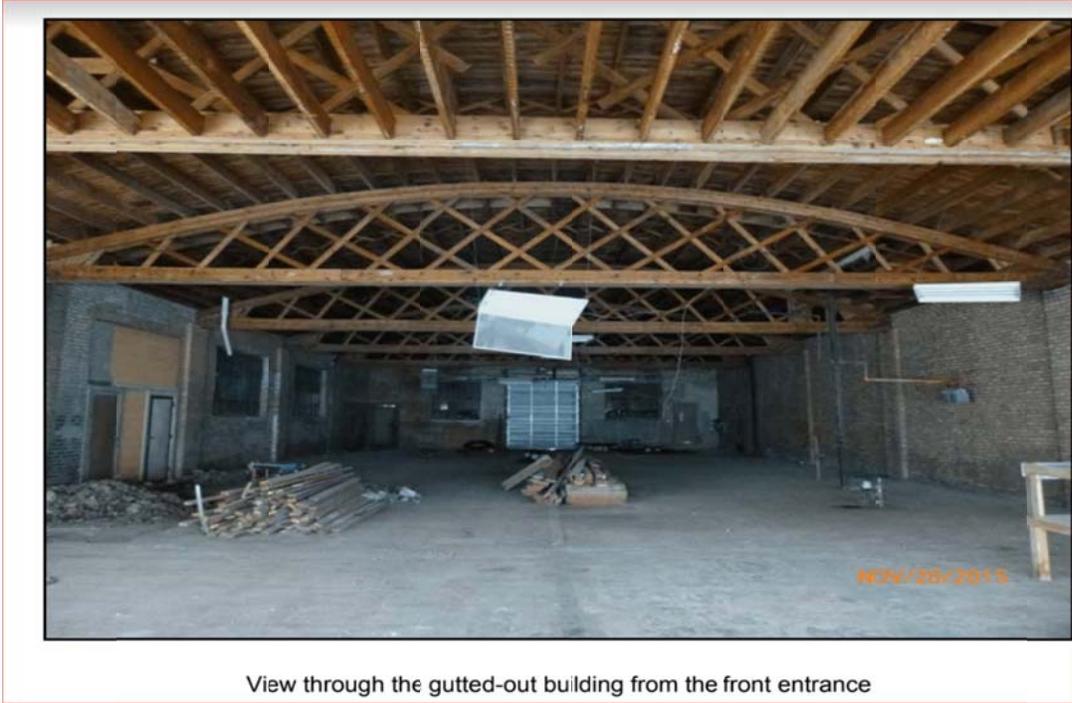
<p><b>M METRA SERVICE</b>                  2<sup>nd</sup> busiest station on Metra Electric District                  1,244 Riders per day                  33 departing trains daily                  29 arriving trains daily                  35 minute trip to Millennium Station                  Slated for total reconstruction in 2017</p> <p><b>A AMTRAK SERVICE</b>                  44,624 Boardings + Alightings in 2014                  Provides service to Chicago, Champaign, Carbondale and</p>	
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Google Earth





View through the gutted-out building from the front entrance

Pre-buildout



Homewood, Illinois – Demographics – Wikipedia

[https://en.wikipedia.org/wiki/Homewood,\\_Illinois](https://en.wikipedia.org/wiki/Homewood,_Illinois)



For additional questions or to arrange meetings with the owner please contact;

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