

TURNKEY WATERFRONT BAR RESTAURANT & ENTERTAINMENT BUSINESS OR BUSINESS & REAL ESTATE

OPPORTUNITY



PROPERTY OVERVIEW



7 acres of high-traffic commercially zoned riverfront property



390' of direct river frontage with multiple boat slips & gas dock



Spacious two-level restaurant with SkyDeck



Expansive, pole barn for live music & events



Four full-service bar locations



Concession trailer & band trailer for flexible event opportunities



McHenry County's largest beer garden



High visibility and ease of access by boat, car, or motorcycle



Ample parking & Overflow lots

BUSINESS HIGHLIGHTS

- ✓ 41 Years of long established, high-performing restaurant & entertainment venue
- ✓ Turnkey operation with a strong brand identity throughout Northern Illinois & entire Midwest
- ✓ Annual gross sales consistent around \$4 million with proven revenue & cash flow
- ✓ Recognized as a regional destination, drawing boaters and travelers from Illinois and neighboring states
- ✓ Popular for live music, waterfront dining, special events, and weekend entertainment w/ potential to accommodate hundreds of guests
- ✓ Multiple revenue streams: food, alcohol, merch, and events.
- ✓ Fully staffed and operational, turnkey & ready for seamless ownership transition or extended seasonal offerings
- ✓ Expansion potential to introduce marina services, storage, slip rentals, private events & weddings

IDEAL BUYER PROFILE



Restaurant groups looking to expand with a successful, proven concept



Hospitality investors seeking income-producing real estate with scalability



Entrepreneurs passionate about entertainment, events, and waterfront hospitality



Visionary operators ready to take the reins of an iconic brand



Investors looking for a solid investment in waterfront real estate with historically appreciating annual value

***NDA REQUIRED - CONTACT LISTING BROKERS FOR FINANCIALS**