

ICONIC WATERFRONT RESTAURANT BAR LIVE ENTERTAINMENT VENUE WITH MARINA FOR SALE

BROKEN OAR MARINA BAR & GRILL

614 RAWSON BRIDGE ROAD | PORT BARRINGTON, IL www.portbarrington.net



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018
773.355.3000 (main) | www.lee-associates.com

RICK SCARDINO | Principal
rscardino@lee-associates.com | 773.355.3040

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

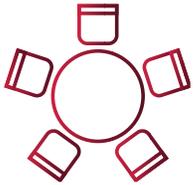
40-YEAR EXTRAORDINARY OPPORTUNITY



8,700 SF buildings (combined) on ± 7 waterfront acres of improved commercial property with 390 feet of direct Fox River frontage + high visibility with ease of access by boat, car, or motorcycle



Existing restaurant + live entertainment venue with marina serviced by two kitchens



Seating for over 650 people restaurant makes this the largest indoor/outdoor bar + beer garden in McHenry County



Ample 177 striped parking spaces + adjoining additional grass & gravel overflow parking available



Five free-standing auxiliary trailers



± 90 peak season employees with ± 70 off-peak employees (employee retention is strong with a wait list for each category - great working environment helps create this strong retention)



[CLICK HERE TO VIEW THE PROPERTY VIDEO](#)



[CLICK HERE TO WATCH FEATURE ON CBS](#)



[CLICK HERE TO WATCH FEATURE ON WGN-TV AND INSTAGRAM](#)

MARINA EQUIPMENT

- 90 boat slips
- Toolcat utility lift
- Travel lift
- Riverfront gas pump
- 2,500 gallon fuel storage
- Concrete boat ramp

MISCELLANEOUS

- Roof and gutters replaced in November 2023
- 3,000 SF barn structure (March 2024)
- One furnace replaced 3 years ago
- One furnace replaced 5 years ago
- One 5,000 ton A/C last month
- One 5,000 ton A/C 3 years ago

ANCILLARY BUILDINGS	DIMENSIONS	SIZE (SF)
GARAGE & SHOP	30'3" x 32'5"	985
OFFICE & STORAGE TRAILER	8' x 40'	320
2 WALK-IN COOLERS	10' x 14' (Each)	140 (Each)
STORAGE SHED	6' x 11'	66
PUMP HOUSE	6' x 17'	102

TYPE OF TRAILER	DIMENSIONS	SIZE (SF)
CONCESSION TRAILER	24' x 8'4"	200
COMFORTS OF HOME TOILET TRAILER (11 STALLS HEATED & COOLED)	24' x 8'4"	200
TRAILER PARK BAR TRAILER	30' x 8'4"	250
GREEN ROOM TRAILER (HEATED & COOLED)	14' x 8'5"	117
STORAGE MOBILE HOME TRAILER	10' x 20'	200

ONCE-IN-A-LIFETIME OPPORTUNITY!



[Broken Oar Marina Bar & Grill](#) is an iconic destination that has stood the test of time! Celebrating its 40TH year in business, the property owners have created a labor of love that has been enhanced yearly with updates and improvements to keep it fresh and a

go-to destination for those near and far.

This 7-acre combination of marina bar and restaurant offers exceptional views, brews and food that keep regulars coming back time and time again! With a seasoned staff working at the property, you are sure to get great food, drinks and service.

Daily events drive traffic during weekdays. Weekends are filled with curated, live entertainment. Tens of thousands visit this incredible venue on an annual basis to soak in the sun, fun, events, and music accompanied by great food & beverages.

Exceptional annual merchandise sales help to promote and spread the good vibes. The Oar Stage in the Broken Barn allows for year-round entertainment highlighted off-season by the [Arctic Winter Bar](#) and the [Shamrock's Ball](#).

With over 90 boat slips, there is always plenty of options for boaters trolling The Fox River with stops for fuel, food, libations and fun! The high visibility also brings a diverse

customer base that includes boaters, golfers, motorcycle enthusiasts, and families.

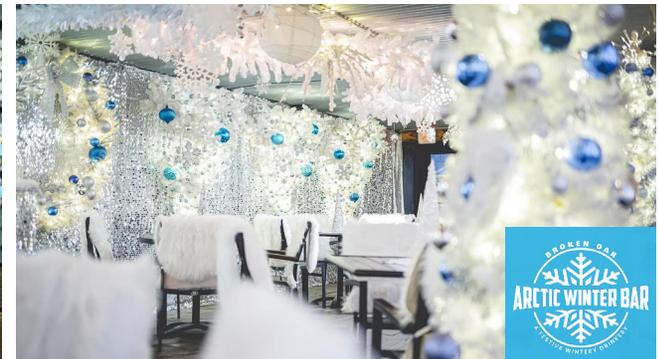
Video gaming continues to provide a steady stream of labor free revenue with room for a 6TH game to be added.

This asset shows wonderful cash flow with room for continual growth. The 1,000 SF garage/shop could be converted to a small special event space for private parties for additional income opportunities.

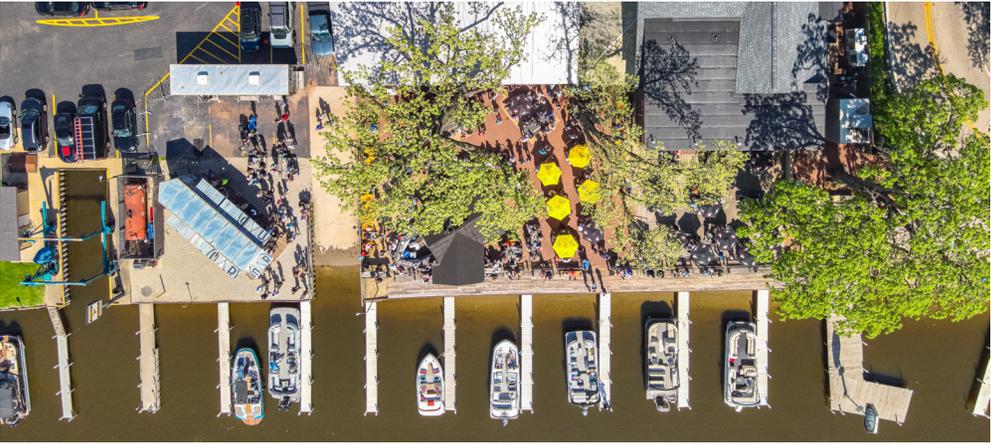
Steady employee and management retention create a truly turn-key opportunity to take over and continue running the business with little to no changes and empowering the management team to expand programs and entertainment options with built-in incentives for those that are a success.

This option is being brought to market Subject to Offer (STO) and only serious inquiries by well qualified investors should inquire.

[CLICK HERE TO VIEW UPCOMING EVENTS](#)



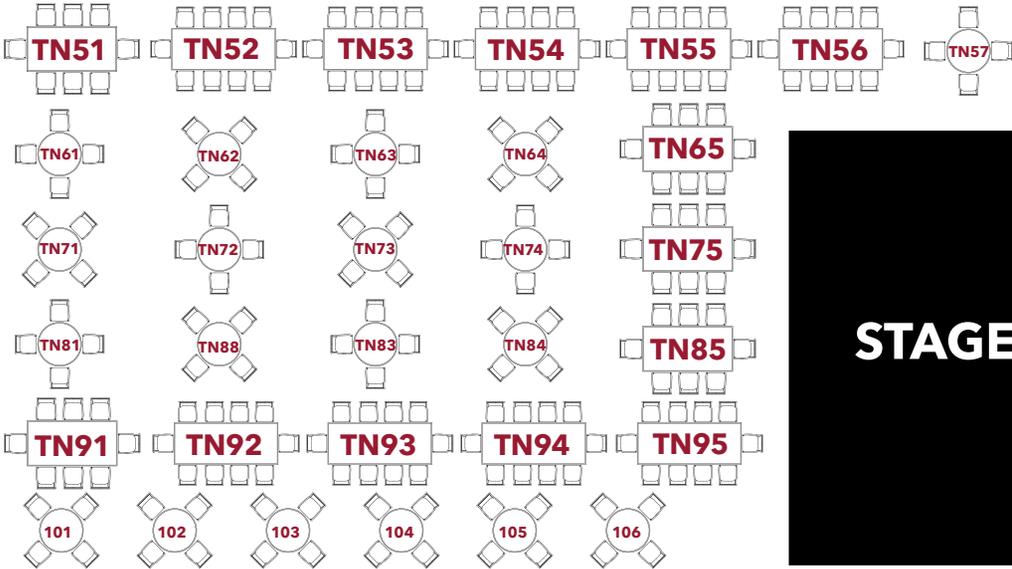
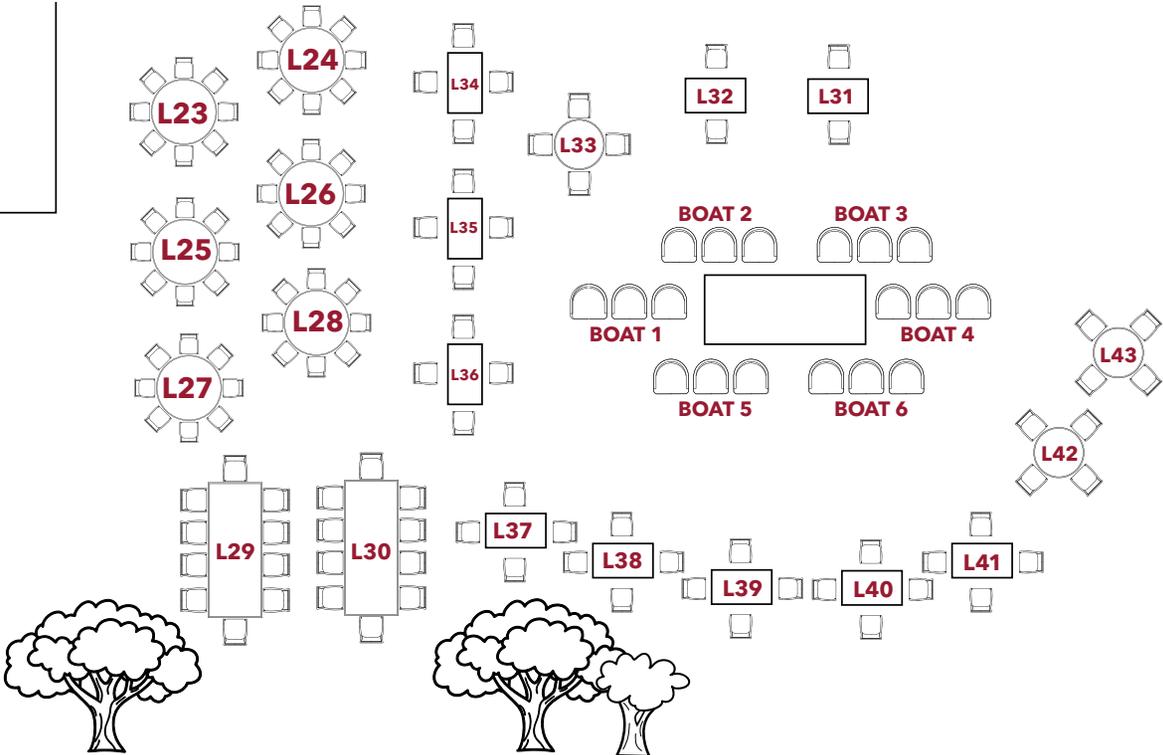
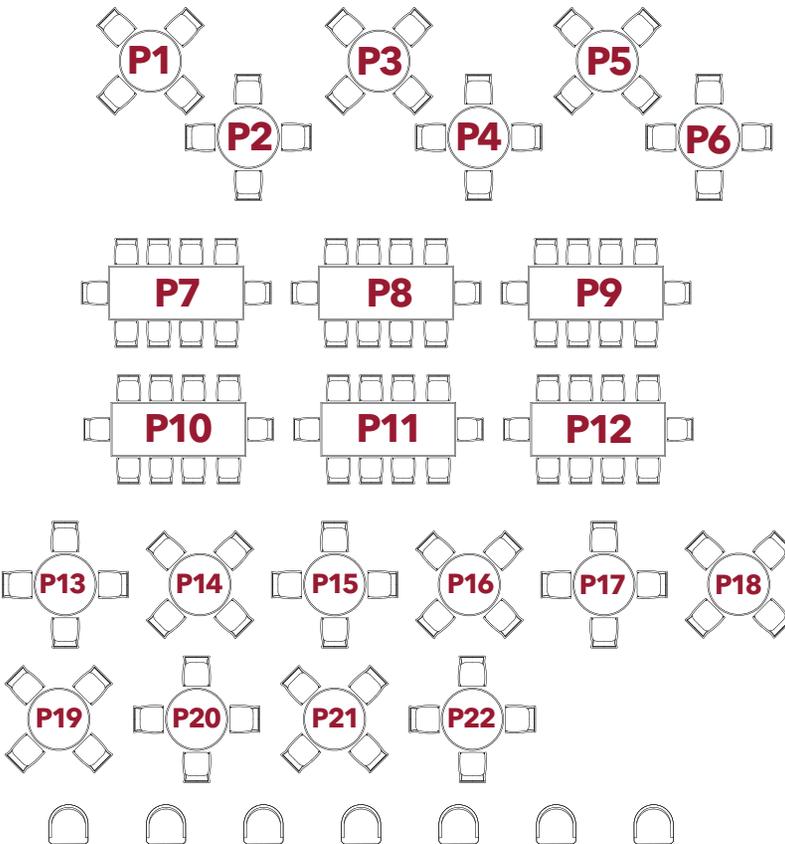
PHOTOS



PHOTOS

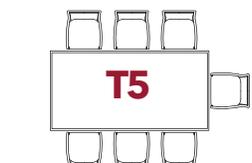
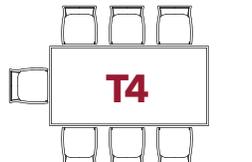
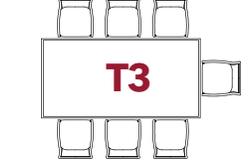
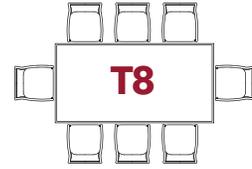
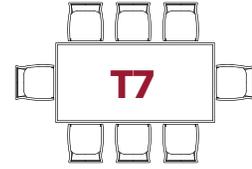
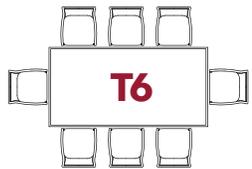
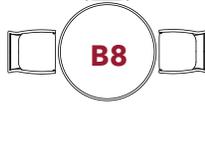
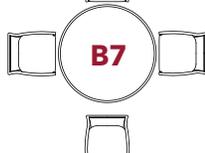
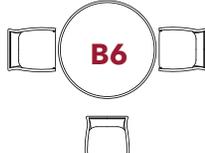
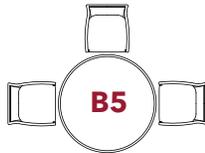
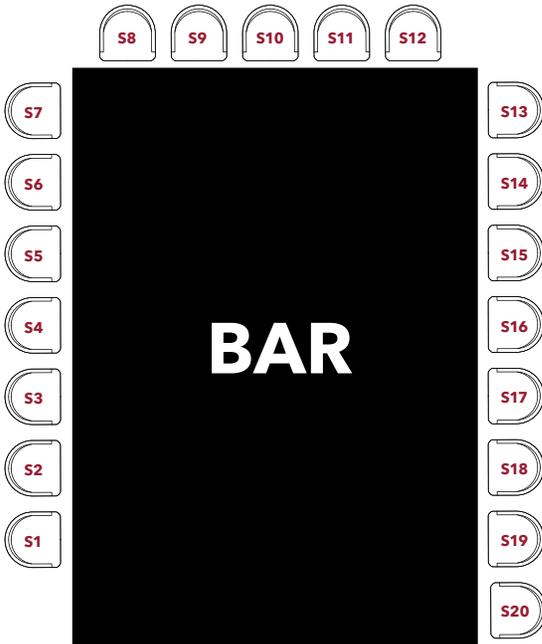
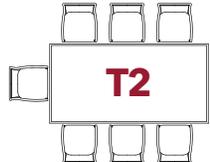
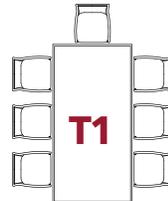
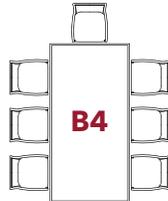
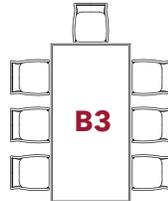
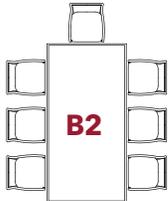
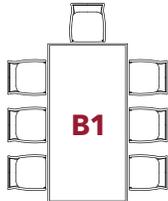
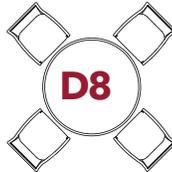
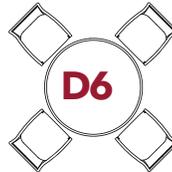
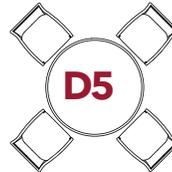


SEATING CHART - FIRST LEVEL



SEATING CHART - SECOND LEVEL SKYDECK

DECK

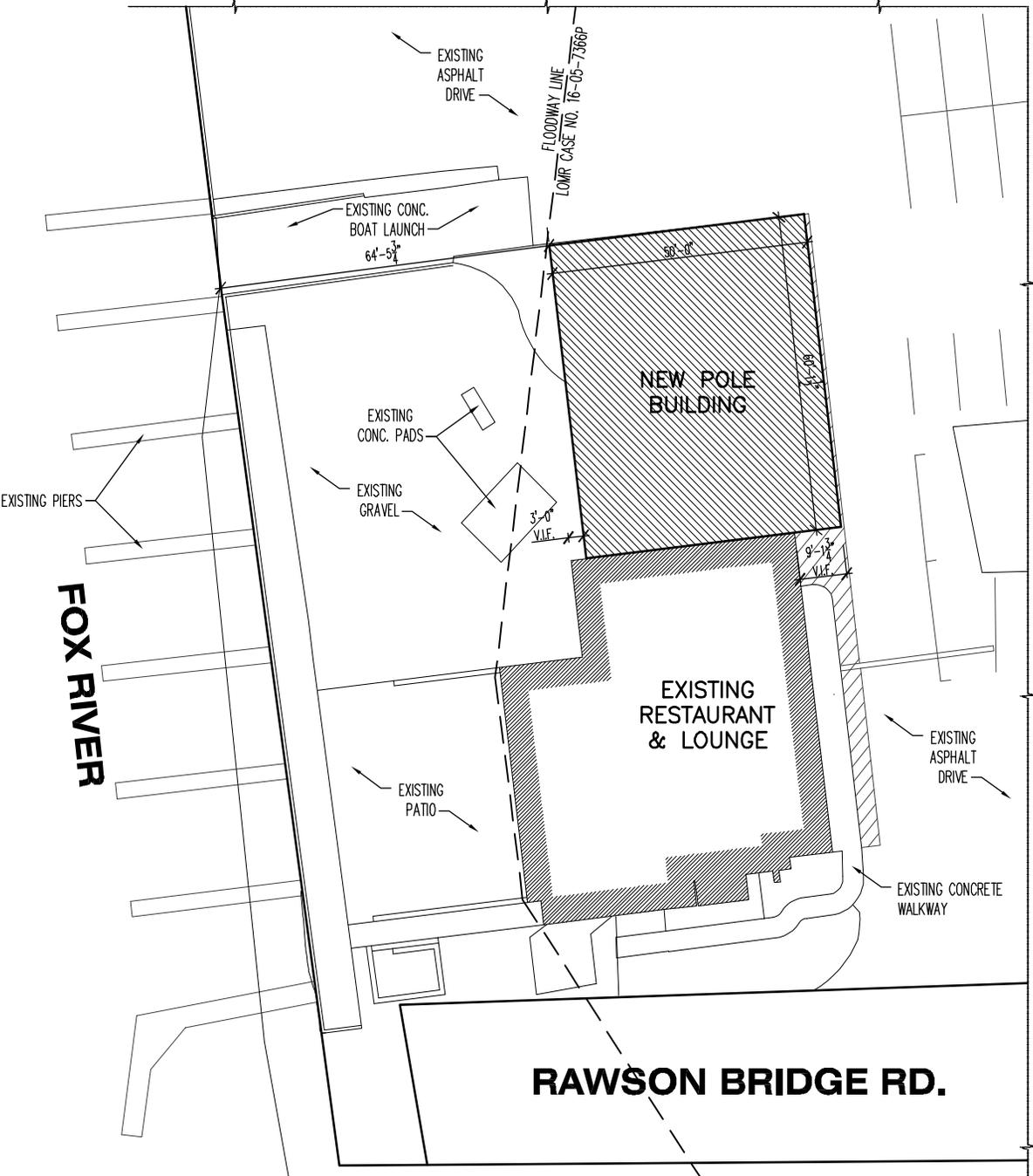


DINING

SITE PLAN



ENLARGED SITE PLAN



DEMOGRAPHICS



1 MILE

3 MILES

5 MILES

2,657

Estimated
Population

33,007

Estimated
Population

80,170

Estimated
Population

1,011

Number of
Households

12,270

Number of
Households

30,894

Number of
Households

\$140,920

Household
Income

\$155,414

Household
Income

\$153,814

Household
Income

857

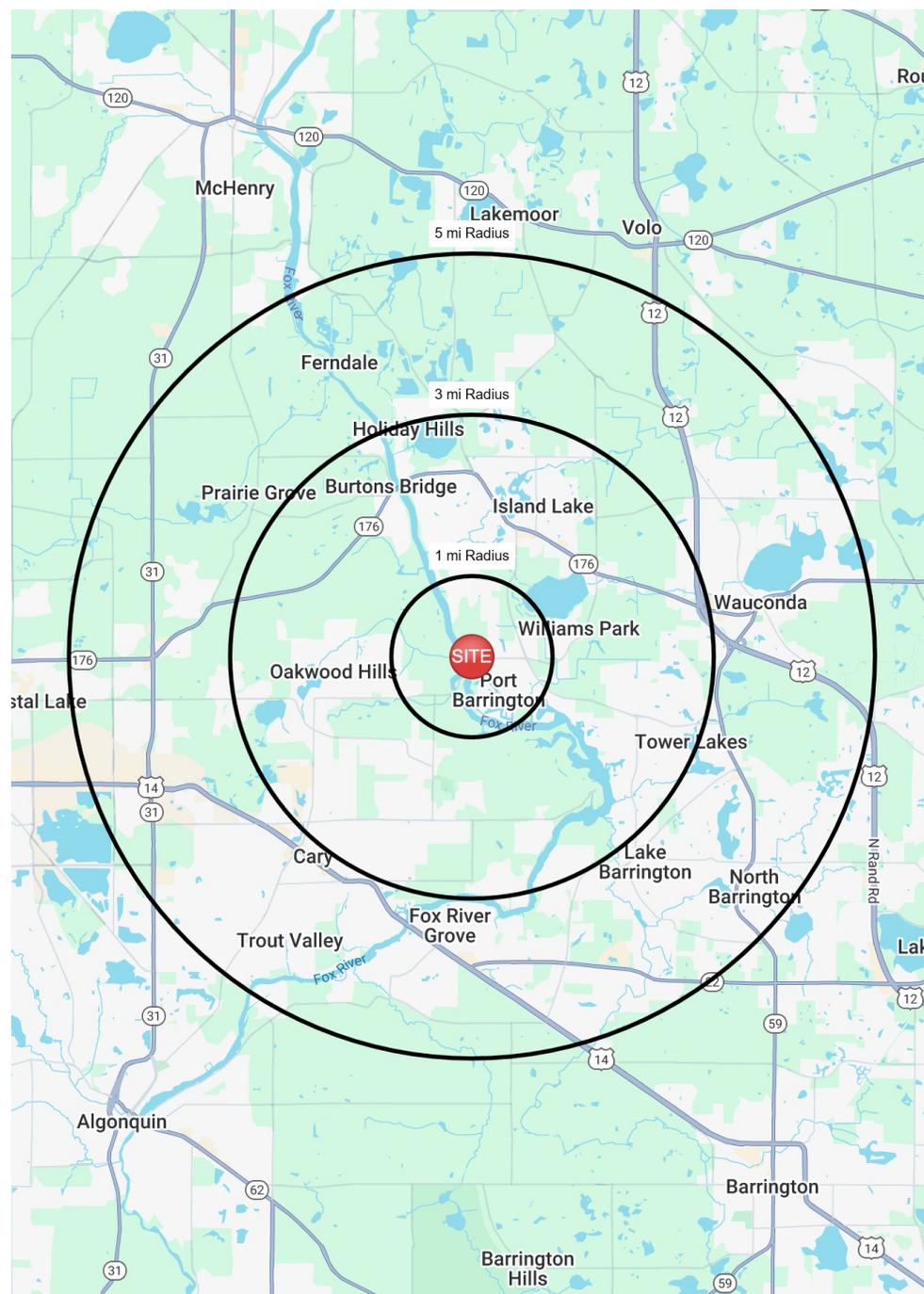
Daytime
Population

13,003

Daytime
Population

51,983

Daytime
Population



[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)