

# SALE

## CONFIDENTIAL MARINA/RV/MH

Northern Illinois

## PROPERTY & BUSINESS, AS IS SALE



**Eddy A. Dingman**

Real Estate / Business Broker

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**NATIONAL  
GOLF & MARINA  
PROPERTIES GROUP™**

MARINAS | WATERFRONT DEVELOPMENTS | RV RESORTS | GOLF

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### PROPERTY DESCRIPTION

A Premier Marina Opportunity on The Chain O' Lakes, nestled along the scenic shores of Grass Lake. 18.69-acre marina facility, boat slips with water hookups, campsite pads with electric and water, and a diverse range of amenities tailored for both recreational boaters and long-term visitors.

Zoning allows for marina operations, boat sales, storage, and service, providing flexibility for expansion or diversified revenue streams. Featuring two storage buildings, an office/store, a maintenance building, a bathhouse, and a clubhouse with water views—perfect for social gatherings and community events.

Marina boasts two concrete launch ramps, and private utilities, including electric service, a private well, septic, and propane for gas. For added income potential, two rental units, including a single-family home with an attached rental, provide residential accommodations.

Note: This is a 6 month operation and closes in the late Fall

### PROOF OF FUNDS REQUIRED

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### OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	18.69 Total Acres 12.61 Wet Land Acres 6.08 Usable Acres
Buildings:	Office/Store Bathhouse Mechanics/Service Building Storage Buildings Rental Houses
Zoning:	RC/AG
Boat Slips:	100
Campsite Pads:	45

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### LOCATION DESCRIPTION

The Chain O'Lakes in Northeast Illinois is a sprawling waterway system with 15 interconnected lakes, spanning 7,100 acres of water and 488 miles of shoreline. It is the busiest inland recreational waterway per acre in the U.S., drawing weekend crowds of 30,000 and holiday gatherings of 100,000. Situated an hour's drive from Chicago, Milwaukee, and Rockford, it is a prime destination for boating and fishing enthusiasts.

The lakes are connected by the Fox River and man-made channels, with three natural lakes—Grass Lake, Lake Marie, and Nippersink Lake—alongside several others including Pistakee Lake, Fox Lake, and Bluff Lake. Grass Lake, where Dolphin Harbor Marina is located, is the third-largest lake in the system, covering 1,360 acres with an average depth of three feet.

Surrounding towns like Fox Lake, Lake Villa, Antioch, and McHenry contribute to the area's vibrant community. The Chain O'Lakes State Park, positioned at the northwest corner, offers camping, boating, hiking, and hunting, with rental cabins and trail systems available for outdoor enthusiasts.

This high-traffic waterway supports unrestricted boating horsepower and hosts seasonal events such as boat races and fishing tournaments. The local economy thrives with marinas, restaurants, and recreational businesses, making the Chain O'Lakes a premier destination for tourism and investment.

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### PROPERTY HIGHLIGHTS

- Gated Community / Waterfront
- Boat Slips & MH & Campers Sites
- 30 Newly Decked Slips (Each slip x 2)
- 2 -Boat Ramps
- Water & Electric All Slips
- Bath House
- Across from Famous Blarney Island (5min Boat ride)
- Quiet Community
- Dredged Channel 2022
- Covered Boat Storage
- Maintenance Facility
- Cash Flowing
- Low Overhead

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### BUILDING DESCRIPTIONS

#### Office/Store

A single-story, pre-engineered metal building on a concrete slab foundation, measuring 45' x 30' (1,350 sq. ft.). An open floor plan with carpet/tile flooring, drywall/panel walls, and a suspended ceiling. Includes a customer counter, office space, and open store area. Heated by a unit heater with central air. A large rear wood deck overlooks a channel.

#### Bathhouse

A 24' x 24' (576 sq. ft.) frame-constructed facility with vinyl siding and an asphalt shingle roof, located adjacent to the office. Recently renovated, it serves campers and boaters.

#### Mechanics Building

Positioned at the front of the site, this 48' x 24' (1,152 sq. ft.) metal building functions as a marina shop and service facility. Built on a concrete slab with metal walls, a gable roof, and an overhead door on the south end. The open interior features a concrete floor, frame bracing, and metal panel walls/ceiling. Equipped with electricity and a unit heater, but lacks water or restroom facilities.

#### Rental House

A one-story duplex built in 1971, totaling 2,238 sq. ft., with frame construction, an asphalt shingle roof, and a concrete slab foundation.

**Front unit:** 888 sq. ft. —Includes a living room, kitchen, 1 bedroom, and 1 bathroom.

**Rear unit:** 1,350 sq. ft. —Includes a living room, kitchen, 3 bedrooms, and 1 bathroom.

Both units have drywall interiors with carpet and laminate flooring, and separate gas forced-air heating and air conditioning. The property has been updated and remains in average condition.

#### Metal Storage Buildings

Two metal barns for boat storage.

**Front building:** 50' x 130' (6,500 sq. ft.), Pole barn with gravel floors, metal panel walls/ceilings, wood rafters, and a sliding door at the south end. No electricity, heat, or plumbing.

**Rear building:** 60' x 200' (12,000 sq. ft.), Unfinished with gravel floors, metal panel walls/ceilings, and a sliding door for access. No utilities

#### Boat Slips

Total 50 piers / 100 slips

30 piers / 60 slips newly replaced

20 piers / 40 slips have not been torn out and replaced

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,038	24,967	44,816
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,436	9,904	17,618
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$100,037	\$118,250	\$124,514
Average House Value	\$261,043	\$307,778	\$321,459

*Demographics data derived from AlphaMap*

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### PROFESSIONAL BACKGROUND

Eddy A. Dingman is the founder of National Golf & Marina Properties Group of Coldwell Banker Commercial. Eddy is a licensed business and commercial real estate broker recognized for his experience, professionalism and integrity.

Growing up on a marina property on the Great Lakes, Eddy's passion was ignited at a very young age. He served in the United States Navy and is now an avid sailor and boater on the Great Lakes.

Eddy has a proven track record of successful marina, golf course, waterfront development, RV, and investment property transactions. Eddy, and his team of professionals, are well-versed in unique elements and trends of the industry, with access to local, national, and international market data, Eddy and his team will provide you with all critical information to help you make informed decisions and design the ideal real estate solution that meets your needs.

Simply put, Eddy is a "go getter" who produces timely and desired results. He is different from most other brokers in that he believes as a broker his ability to market and sell any type of property depends on thoroughly knowing and believing in the property. Hence, he makes it a point to visit with the client and meticulously study the property, at his own expense.

Eddy has in-depth knowledge and understanding of what it takes to run and market a successful business, being a former business owner of two successful companies. This expertise, taken together with his relationships and experience in working with all government agencies at local, state, and federal level, including but not limited to, the U.S. Army Corps of Engineers, Tennessee Valley Authority (TVA), and the Department of Natural Resources, is key in facilitating a successful transaction.

Eddy's established client relationships and successful track record prove he can provide the highest professional level of service for investors and property owners alike. His unique credentials, commitment, discipline, and skills will speak for itself.

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