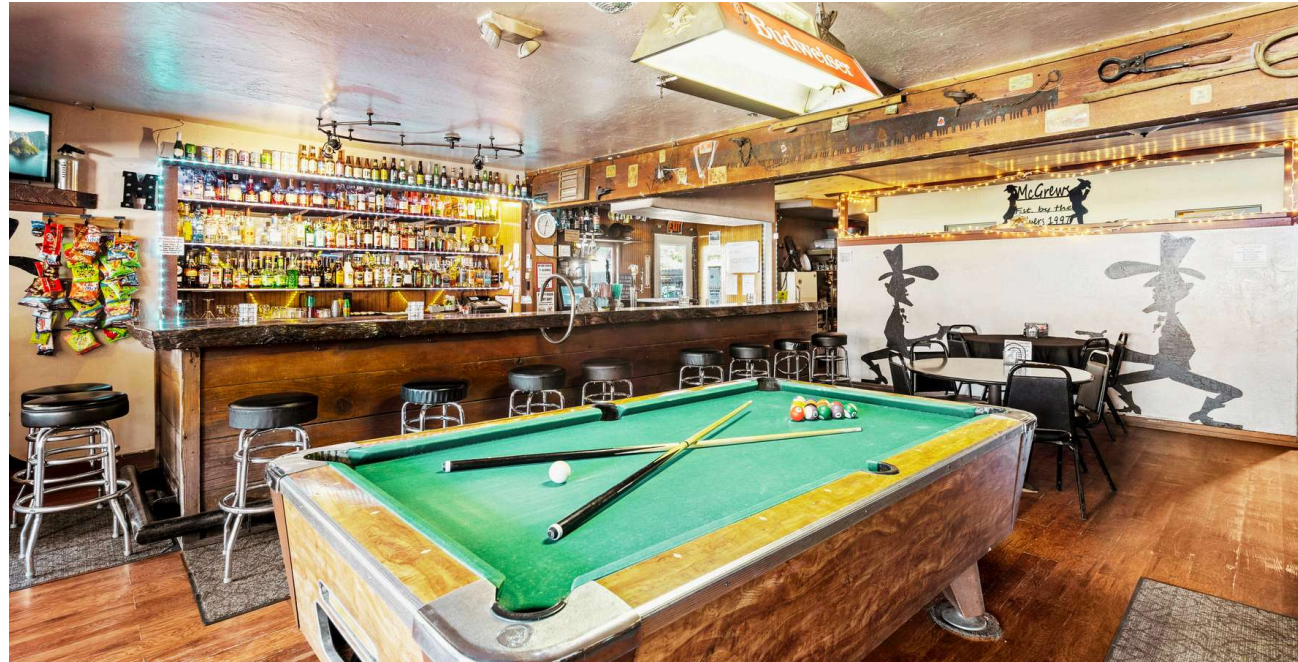


McGrew's Restaurant and Tavern AVAILABLE FOR SALE



Offered at \$415,000

33103-33105 Redwood Highway, O Brien, Oregon

Includes: Commercial Real Estate and Business Assets

EXCLUSIVELY OFFERED BY

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Commercial Broker

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Each office is Independently Owned & Operated

INVESTMENT OPPORTUNITY



Seize the opportunity to own a landmark commercial property and business known as McGrew's Tavern and Steakhouse situated directly on Redwood Highway. This prime location has exceptional visibility and access, positioned along a busy thoroughfare that serves as the last stop for travelers before crossing the California border.

A favorite dinner spot among locals and travelers alike, this is a rare chance to acquire a property with an established, popular business in place. Acquiring McGrew's is more than just purchasing a property—it's an invitation to step into a piece of local history with the chance to shape its future. As a beloved establishment with deep roots in the community, McGrew's has long been a favorite gathering spot. However, like any long-standing business, it could benefit from some tender loving care and fresh vision to reach its full potential. With the right updates and enhancements, you can elevate this iconic spot to new heights. Whether you wish to continue the legacy of McGrew's or bring your own vision to life, 33103 Redwood Highway offers endless potential in a prime location.



EXPANSION IDEAS

- RV Parking
- Complementary Outdoor venue space for grower's market
- Drive-through coffee stand or other service business.
- Storage facilities
- Many more..!

PROPERTY SUMMARY

- Site Area: 2.02 Acres
- APN: R332695
- Zoning: Rural Commercial
- Year Built: 1948
- Year Renovated: 1998
- Price: \$415,000; includes property, equipment, business name and inventory
- Building Gross Area: +/- 3,000 SF
- Patio Gross Area: +/- 2,800 SF
- Refrigeration: 3 walk-in coolers and 1 freezer
- 4 restrooms
- Rental unit for additional income, currently occupied
- Bands already booked through Dec; wired stage



AREA OVERVIEW



Located in the heart of the Illinois Valley in Southern Oregon's Josephine County, McGrew's benefits from its strategic proximity to both the California border and downtown Cave Junction. The area is a popular destination for tourists and locals alike, with nearby attractions including the Oregon Caves National Monument, Great Cats World Park, and several renowned local wineries. The property offers ample parking for patrons and events, with additional land available making it a versatile investment for potential expansion.



Country Store, Post Office, Gas Station and Fire Station: Located directly across from McGrew's.

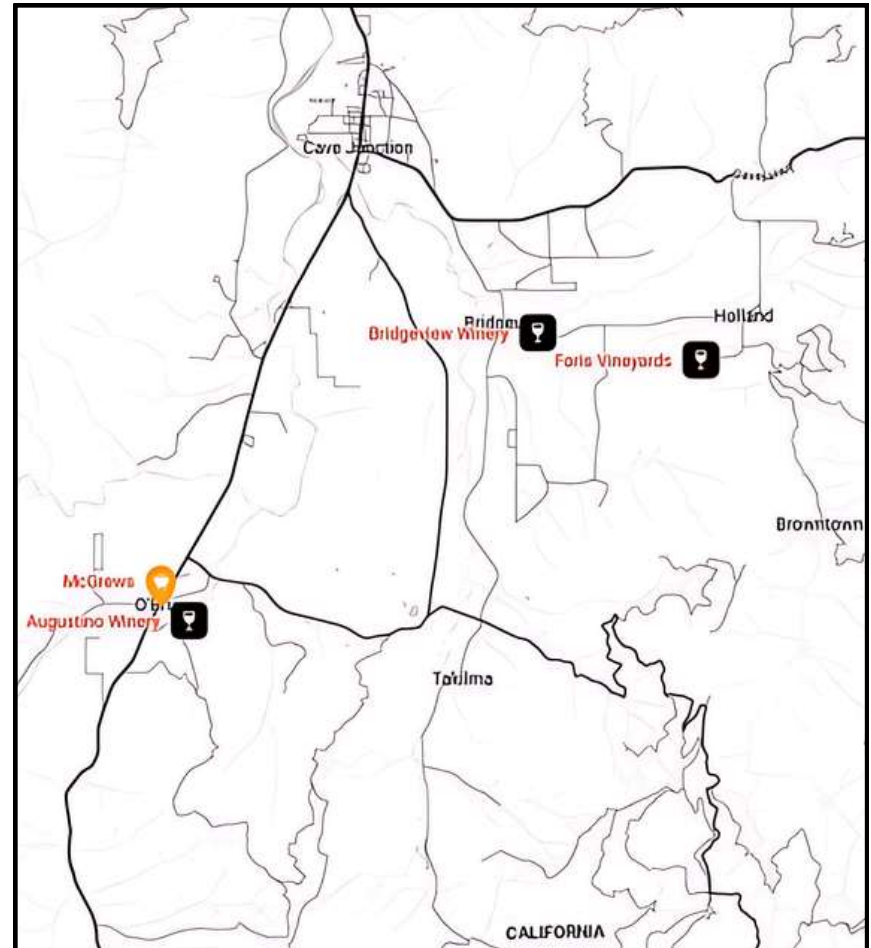
AREA OVERVIEW

Illinois Valley, Southern Oregon, is situated in Josephine County, approximately 30 miles southwest of Grants Pass and just north of the California border and has an approximate population of 10,000. The valley stretches along the Illinois River, a tributary of the Rogue River, and is surrounded by the rugged terrain of the Siskiyou Mountains. The valley sits at an elevation of around 1,300 feet, with surrounding peaks rising higher, offering diverse landscapes from rolling hills to dense forests. It enjoys a Mediterranean climate, characterized by warm, dry summers and cool, wet winters. This climate is ideal for outdoor activities year-round and supports the region's thriving agriculture and viticulture.

- **Cave Junction:** Known as the “Gateway to the Oregon Caves”, is the largest town and commercial hub with a population of approx. 2,000. It serves as the main service center for the valley's residents and visitors, offering amenities such as shops, restaurants, and accommodations.
- **Selma, O'Brien, and Kerby:** These smaller communities contribute to the overall charm of the region. They offer a mix of residential areas, small farms, and local businesses.

LOCAL WINERIES

Bridgeview Vineyards Winery: One of Southern Oregon's most renowned wineries known for its picturesque setting and award-winning wines, particularly their Rieslings and Chardonnays. Distance - Approximately 7 miles



Foris Vineyards Winery: Nestled in the Illinois Valley, Foris Vineyards is celebrated for its cool-climate wines, including Pinot Noir, Pinot Gris, and Gewürztraminer. The winery offers tastings with stunning views of the surrounding mountains. Distance - Approximately 11 miles

Augustino Estate & Vinyard: A unique “treeloon” treehouse make this winery a treat offering a range of wines made from estate-grown grapes. Distance - Approximately 1 mile



PROPERTY PHOTOS - PARKING, PARTIALLY ENCLOSED PATIO, RENTAL UNIT, COUNTY VISITOR BOARD & CARRIAGE HOUSE





PROPERTY PHOTOS - BAR SIDE PATIO WITH PASSTHROUGH, MUSIC STAGE & HORSESHOE PITS





PROPERTY PHOTOS - BAR, TV ROOM, LOTTERY GAMES, POOL TABLE, WALK-IN COOLER





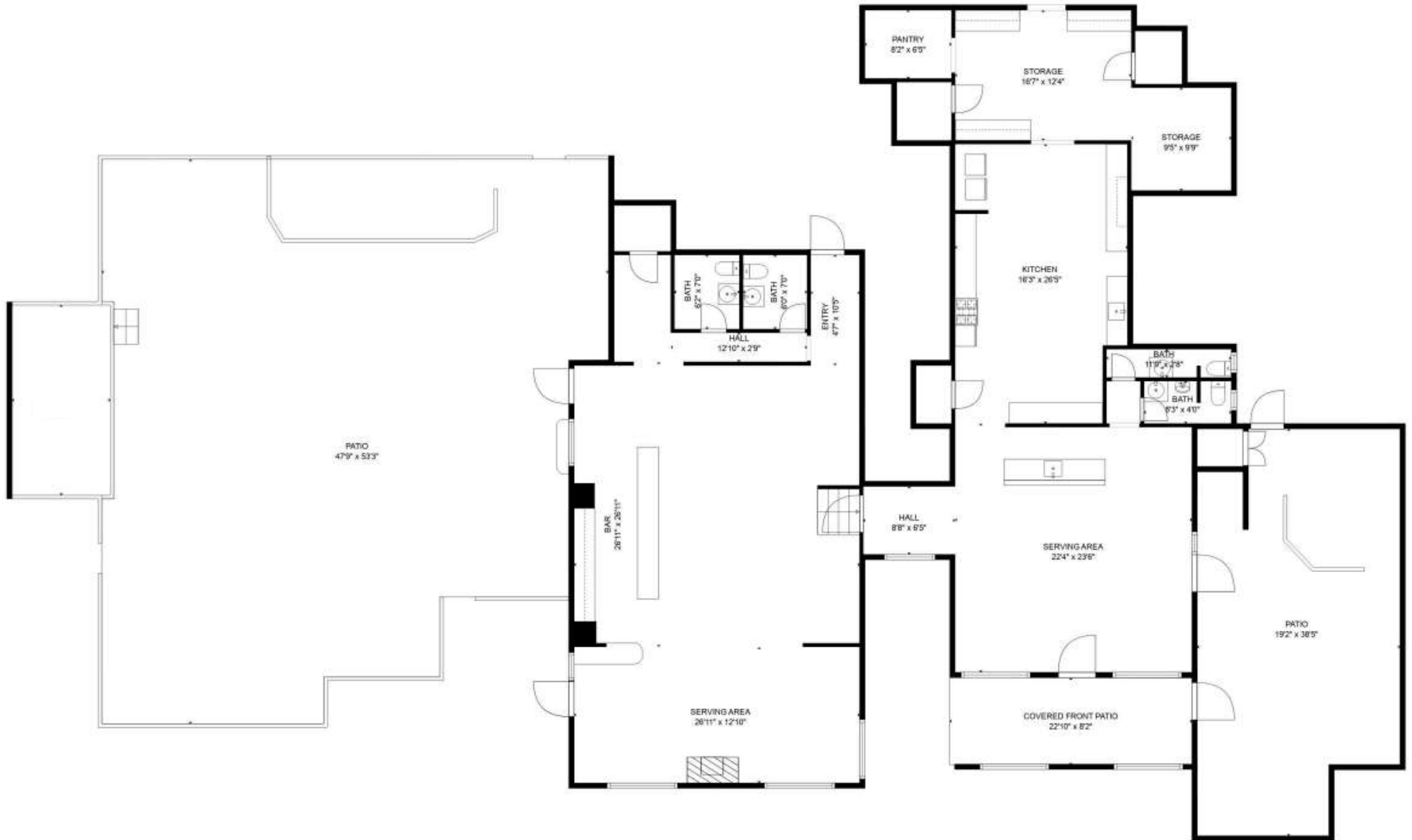
PROPERTY PHOTOS - MAIN KITCHEN, RANGE AND HOOD, ADDITIONAL PREP AND STORAGE AREA, 3 WALK-INS





PROPERTY PHOTOS - DINING ROOM, PIONEER THEMED OUTDOOR PATIO





FLOOR PLAN - SQUARE FOOTAGE APPROXIMATE, NOT TO SCALE

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FOR MORE INFORMATION:



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