

# 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](http://www.portbarrington.net)



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

**RICK SCARDINO | Principal**

[rscardino@lee-associates.com](mailto: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.

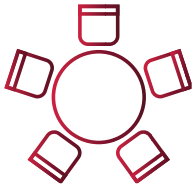
# 40-YEAR EXTRAORDINARY OPPORTUNITY



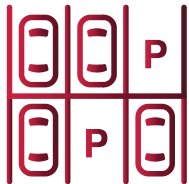
8,700 SF buildings (combined) on  $\pm 7$  waterfront acres of improved commercial property with 390 feet of direct Fox River frontage + high visibility with ease of access by boat, car, or motorcycle



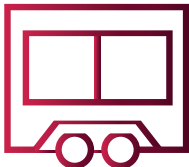
Existing restaurant + live entertainment venue with marina serviced by two kitchens



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 auxillary trailers



$\pm 90$  peak season employees with  $\pm 70$  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](#)

## 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)
<b>GARAGE &amp; SHOP</b>	30'3" x 32'5"	985
<b>OFFICE &amp; STORAGE TRAILER</b>	8' x 40'	320
<b>2 WALK-IN COOLERS</b>	10' x 14' (Each)	140 (Each)
<b>STORAGE SHED</b>	6' x 11'	66
<b>PUMP HOUSE</b>	6' x 17'	102

TYPE OF TRAILER	DIMENSIONS	SIZE (SF)
<b>CONCESSION TRAILER</b>	24' x 8'4"	200
<b>COMFORTS OF HOME TOILET TRAILER</b> (11 STALLS HEATED & COOLED)	24' x 8'4"	200
<b>TRAILER PARK BAR TRAILER</b>	30' x 8'4"	250
<b>GREEN ROOM TRAILER</b> (HEATED & COOLED)	14' x 8'5"	117
<b>STORAGE MOBILE HOME TRAILER</b>	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 40<sup>TH</sup> 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 6<sup>TH</sup> 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](#)



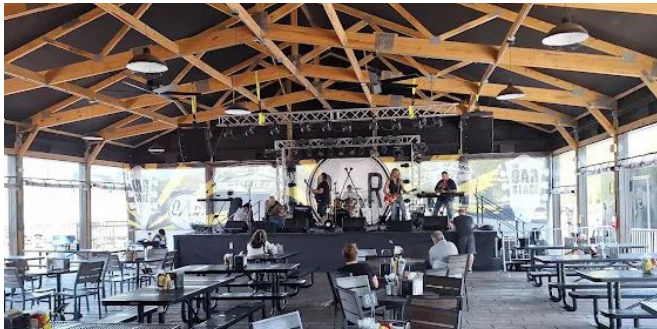


# PHOTOS



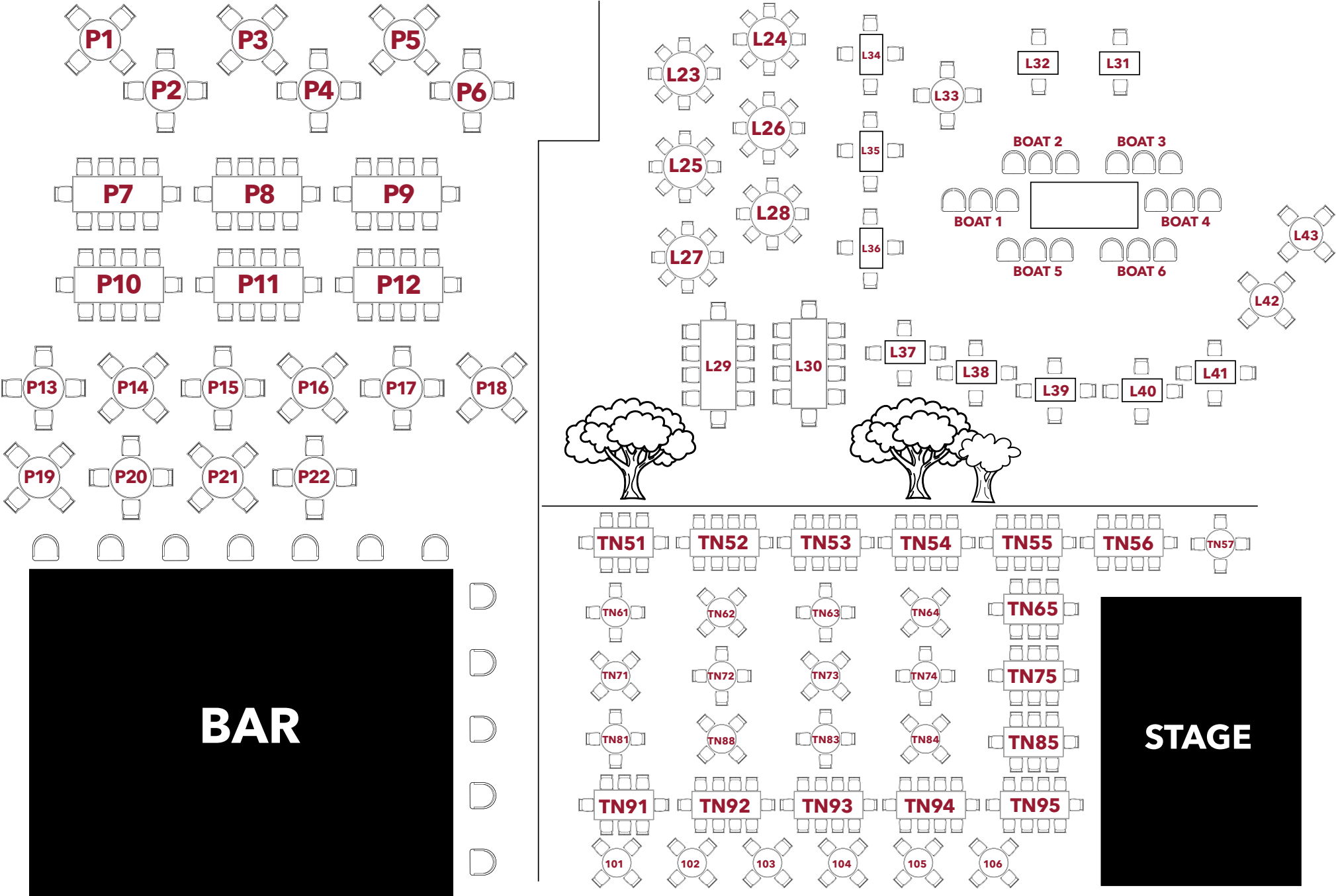


# PHOTOS





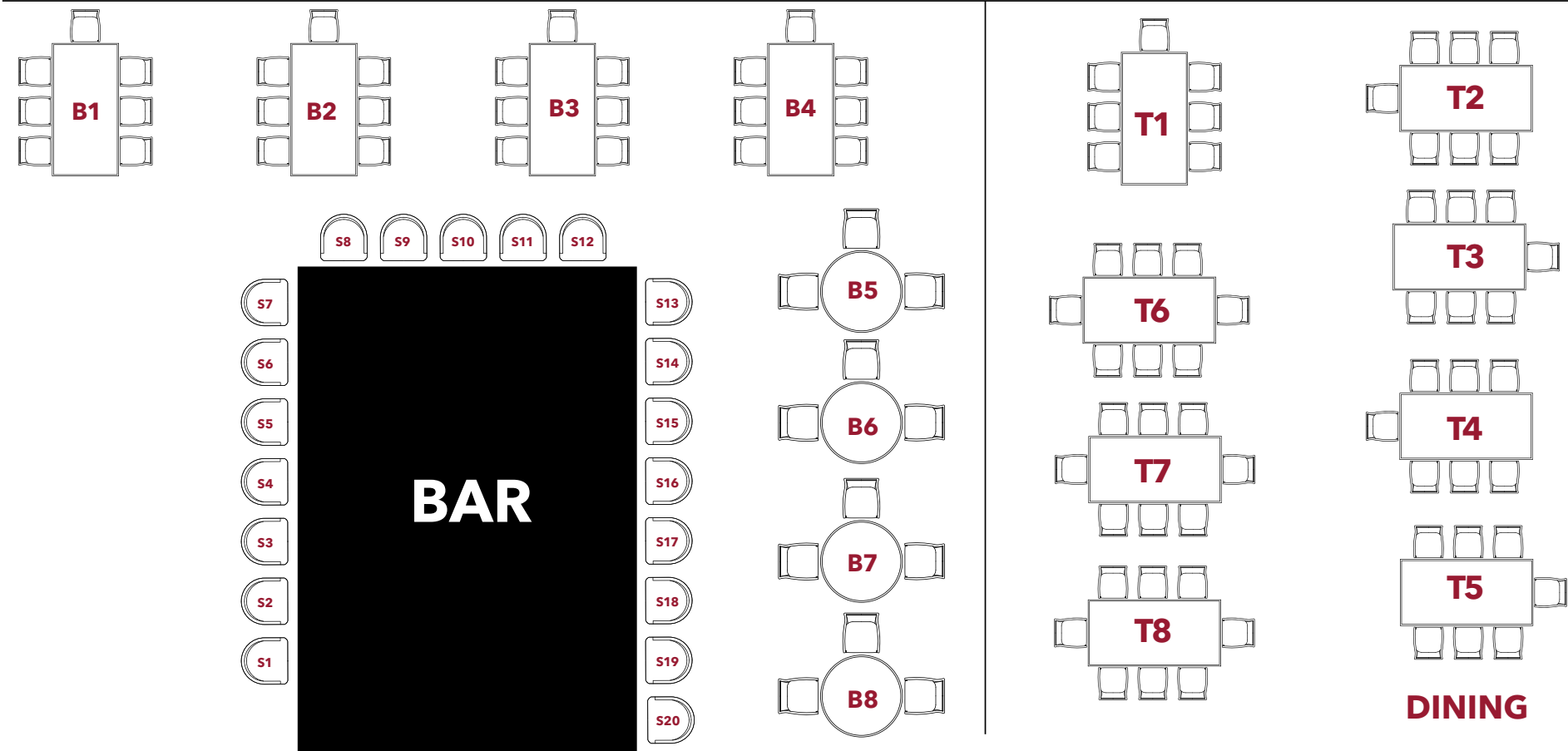
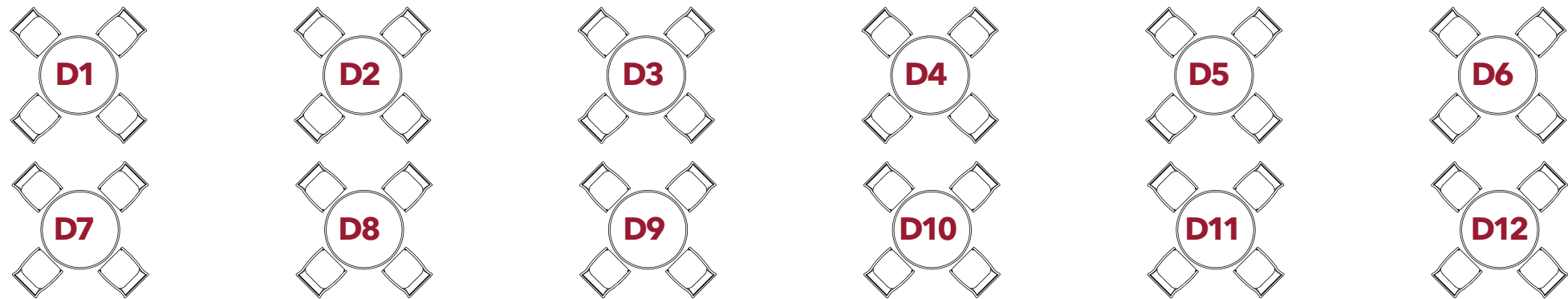
# SEATING CHART - FIRST LEVEL





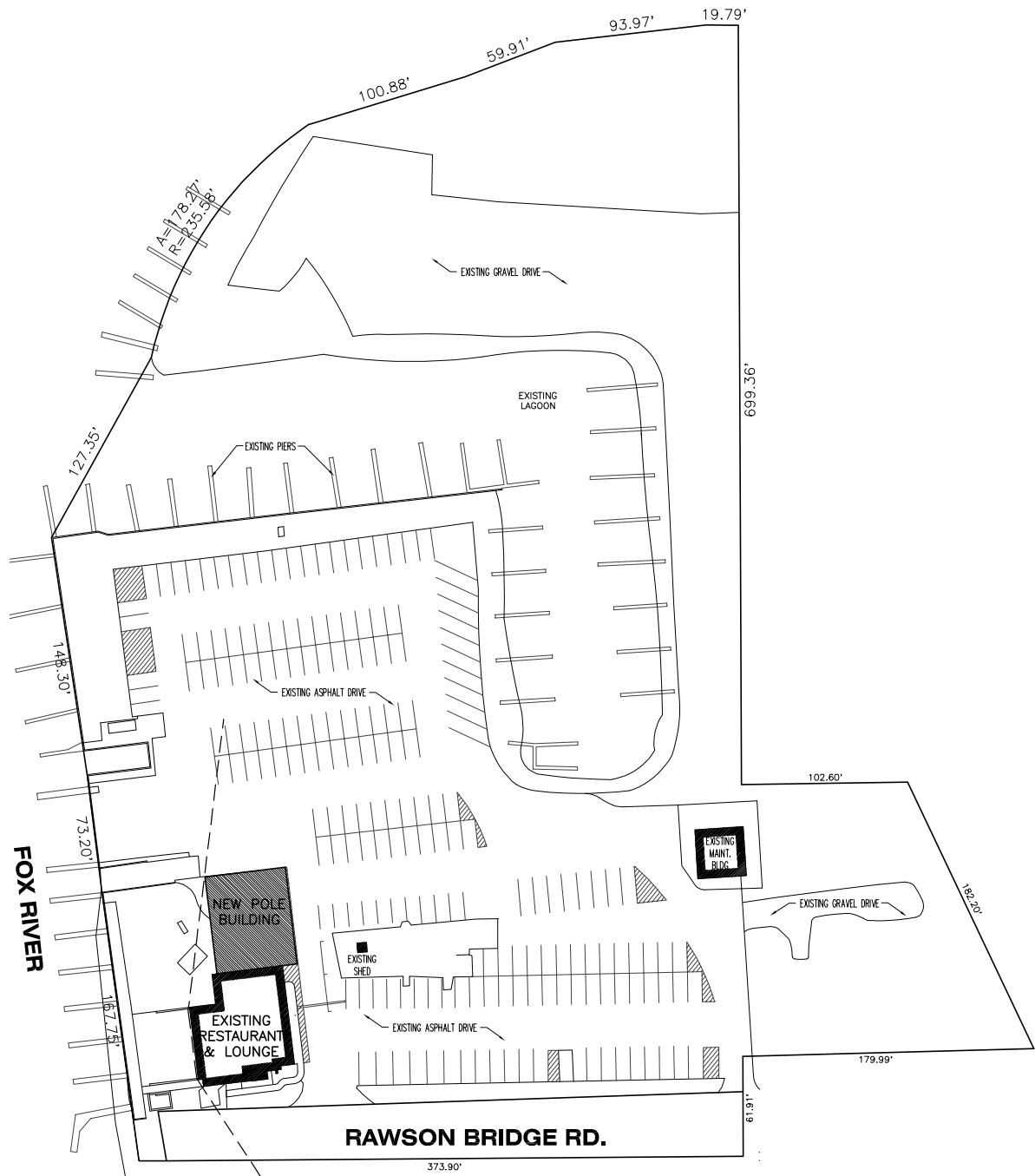
# SEATING CHART - SECOND LEVEL SKYDECK

## DECK



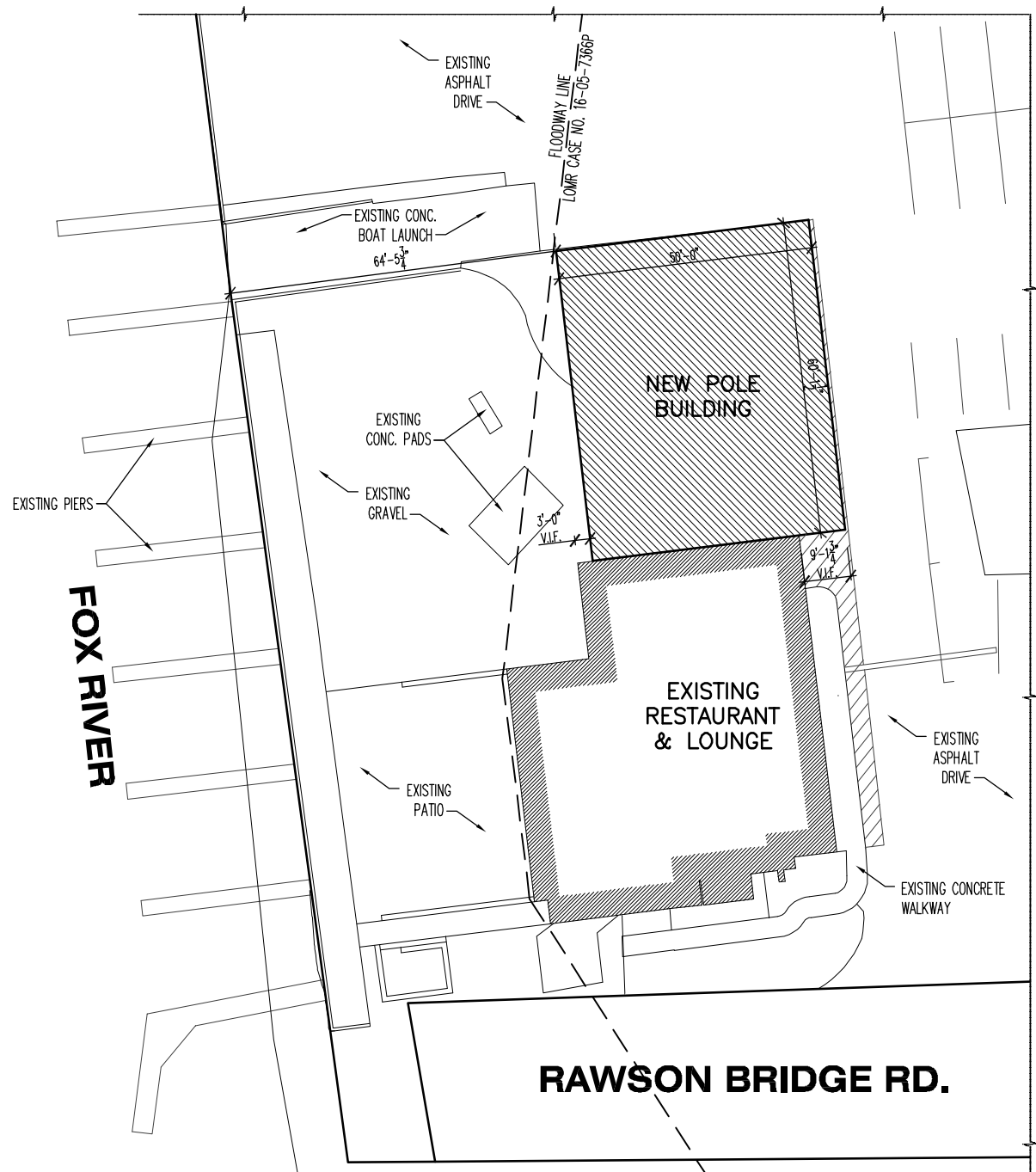


# SITE PLAN





# ENLARGED SITE PLAN





# DEMOGRAPHICS



## 1 MILE

**2,657**

Estimated  
Population

**1,011**

Number of  
Households

**\$140,920**

Household  
Income

**857**

Daytime  
Population

## 3 MILES

**33,007**

Estimated  
Population

**12,270**

Number of  
Households

**\$155,414**

Household  
Income

**13,003**

Daytime  
Population

## 5 MILES

**80,170**

Estimated  
Population

**30,894**

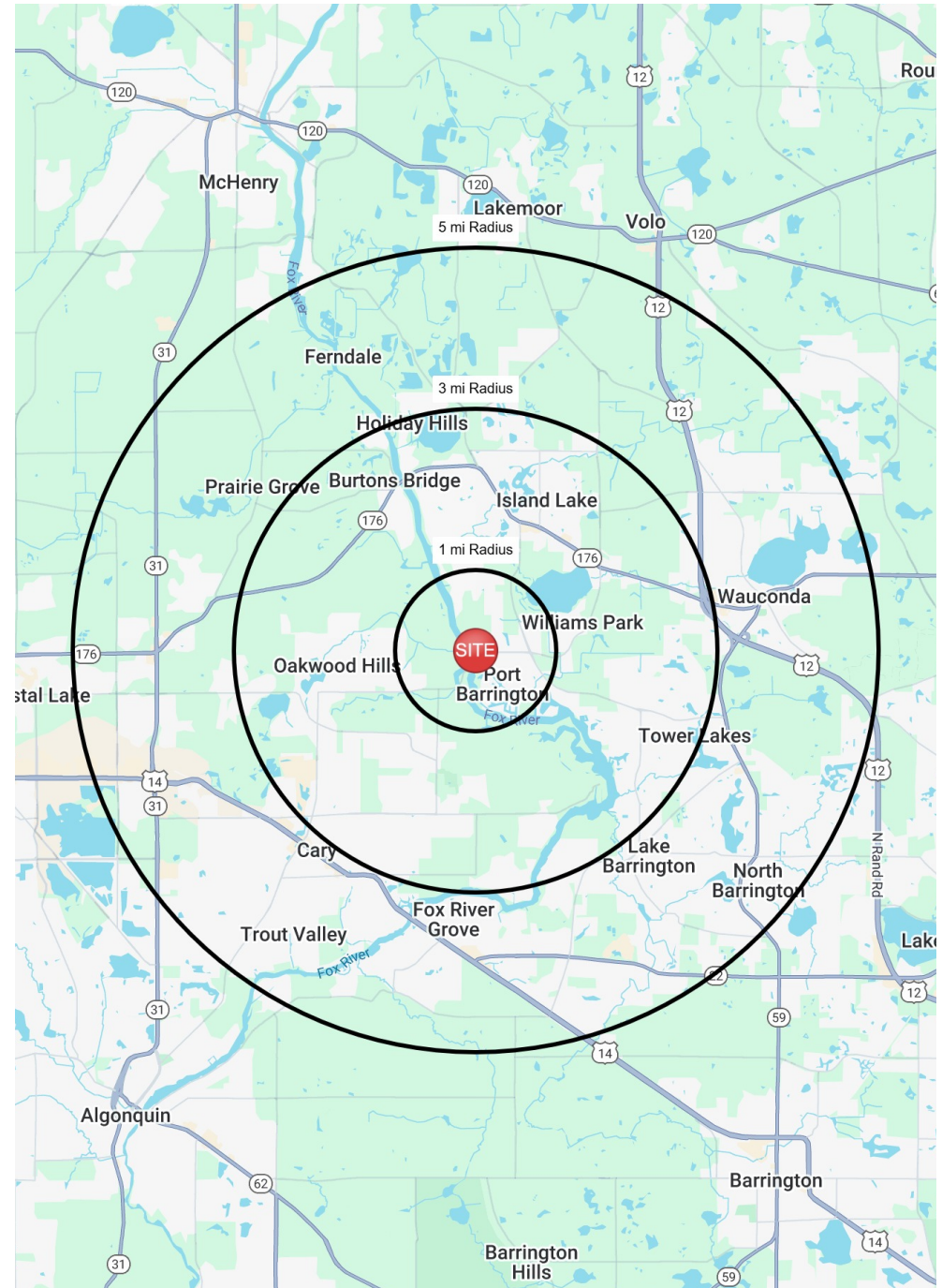
Number of  
Households

**\$153,814**

Household  
Income

**51,983**

Daytime  
Population



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