



Restaurant, Bar, and Carry-Out Store

324 Delaware Ave, Put-In-Bay, OH 43456



1350 Euclid Ave., Suite 700, Cleveland, OH 44115
216.861.7200 | HannaCRE.com

THE HISTORY & SUMMARY



On Memorial weekend 1988, one of Put-in-Bay's most treasured and well-known historic buildings, the Colonial, was engulfed in flames and perished in less than an hour. A year later upon its ashes, the spirit of the old Colonial would be revived at the grand opening of **The Beer Barrel Saloon**.

The Beer Barrel, would become known in Guinness Book Of World Records as the "Longest Bar In The World" boasting an amazing 405' long bar, 56 beer taps and 160 bar stools. The Barrel was built to entertain the masses and through the years some of the most popular acts in music have performed on its stage in front of thousands of people. Like its predecessor The Colonial, the Beer Barrel is part of a giant entertainment complex all under one roof. A clothing gift shop ensures folks don't walk away without a piece of Put-In-Bay and **Tippers Restaurant** serves them up some of the Island's tastiest food. Like the Beer Barrel, Tippers has been family run for 35 years. It is known by tourists, summer cottagers and islanders alike for its daily food specials and musical entertainment. The restaurant features an impressive 5,676 square feet of dining and bar area with a massive 1,500 square foot kitchen.

Also, part of the complex is **The Island Beverage Center**. It is open year-round and includes the island's only liquor store. Locally known as the Bevie and the place to go for liquor, beer, wine, snacks, and other beverages. Its ideal location across the street from Jose De Rivera Park and the City Boat Docks make it an easy short walk for boaters and other visitors needing to stock up on supplies.

PRICE FOR THE BEER BARREL, TIPPERS, AND THE BEVERAGE CENTER IS: \$6,900,000

For appraisals of the properties and additional information contact:

Tom Jelepis: tomjelepis@hannabb.com | 440.773.9912

Rudy Cooks: rudycooks@howardhanna.com | 419.341.6376

Mac Biggar: macbiggar@hannacre.com | 216.839.2020

PROPERTY CHARACTERISTICS

Beer Barrel, Tipplers Restaurant, and Carry-Out

324 Delaware Avenue

Put-In-Bay, Ohio 43456

PPN: 0250563707367000

- Site Area: 1.05 Acres
- Zoning: C-2, General Commercial District
- Flood Data: Zone X (low risk)
- Utilities: Public (water/sewer/electric/propane)
- Configuration: Mostly rectangular
- Foundation: Concrete block/slab
- Frame: Concrete Block/Steel
- Exterior Walls: Brick/Wood
- Roof: Flat steel joist with standing metal seam deck
- Windows: Fixed wood/metal frame
- HVAC: Rooftop mounted package heat/AC units (10 units – 132 tons total)
- Utilities: Public water and sewer, electric and LP gas
- Interior Lighting: Fluorescent, incandescent
- Interior Finished: Drywall, wood panel, drop acoustic tile ceiling, polished concrete, wood plank, carpet, ceramic/quarry tile flooring
- Plumbing: Full-service kitchen, full-service bars, various restrooms, hose bibs, etc.
- Fire protection: Fire suppression hoods, fire extinguishers, full wet sprinkled
- Security: Camera monitored, break in and smoke/fire monitoring
- Patio: 3,729 square foot concrete pad/fenced patio bar
- Building area: 25,656 square feet

BUILDING SKETCHES & COUNTY AUDITOR STATEMENTS

Summary

Parcel Number 0250563707367000
 Location Address 324 DELAWARE ST
 Legal Description 1 4 S OF CO ROAD PART
 (Note: Not to be used on legal documents.)
 Property Class Commercial
 Land Use 430-RESTAURANT, CAFETERIA AND/OR BAR
 Neighborhood 42505000-PIB DOWNTOWN
 Legal Acres 0.0000
 Political Subdivision 025-PUT IN BAY CORP.
 School District PUT IN BAY LSD
 Homestead Reduction: NO
 Owner Occupancy Credit: NO

[View Map](#)

Program Status

Agricultural District Status: NO
 CAUV Status: NO

Owners

<p>Mailing Address COLONIAL ISLAND LTD PO BOX 398 PUT IN BAY OH 43456-0398</p>	<p>Owner COLONIAL ISLAND LTD AN OHIO LIMITED LIABILITY CO PO BOX 398 PUT IN BAY OH 43456-0398</p>
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Valuation

Assessed Year	2023
Land Value	\$534,100.00
Building Value	\$386,050.00
Total Value (Assessed 35%)	\$920,150.00
Land Value	\$1,526,000.00
Building Value	\$1,103,000.00
Total Value (Appraised 100%)	\$2,629,000.00
CAUV Value	\$0.00

Valuation History

Tax Year	Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Assessed Land Value	Assessed Improvements Value	Assessed Total Value	CAUV	Taxable Value
2022	\$1,526,000	\$905,920	\$2,431,920	\$534,100	\$317,070	\$851,170	\$0	\$851,170
2021	\$1,526,000	\$905,920	\$2,431,920	\$534,100	\$317,070	\$851,170	\$0	\$851,170
2020	\$1,526,000	\$905,920	\$2,431,920	\$534,100	\$317,070	\$851,170	\$0	\$851,170
2019	\$1,526,000	\$905,920	\$2,431,920	\$534,100	\$317,070	\$851,170	\$0	\$851,170
2018	\$1,526,000	\$905,920	\$2,431,920	\$534,100	\$317,070	\$851,170	\$0	\$851,170
2017	\$1,526,000	\$890,490	\$2,416,490	\$534,100	\$311,670	\$845,770	\$0	\$845,770
2016	\$1,526,000	\$890,490	\$2,416,490	\$534,100	\$311,670	\$845,770	\$0	\$845,770
2015	\$1,526,000	\$890,490	\$2,416,490	\$534,100	\$311,670	\$845,770	\$0	\$845,770
2014	\$1,526,000	\$890,490	\$2,416,490	\$534,100	\$311,670	\$845,770	\$0	\$845,770
2013	\$1,526,000	\$890,490	\$2,416,490	\$534,100	\$311,670	\$845,770	\$0	\$845,770
2012	\$1,526,000	\$890,490	\$2,416,490	\$534,100	\$311,670	\$845,770	\$0	\$845,770

Land

Description	Acres	Frontage	Depth	Square Feet	Appraised Value	Assessed Value
S1-PRIMARY SITE		0	0	32,822	\$0	\$1,476,990
S3-UNDEVELOPED/RESIDUAL		0	0	10,890	\$0	\$49,010

BUILDING SKETCHES & COUNTY AUDITOR STATEMENTS

Interior/Exterior Information

Card 1

Line	Sect	From	To	Yr Built	Eff Year	Area	Perim	Height	Phy Cond	Base RCN	Feat RCN	Base Value	Pct Good	Adj Value
1	SECTION 1	1	1	0	0	30730	712	14	AV-AVERAGE	1,163,939	109,398	1,273,337	81	\$1,031,403
1	SECTION 1	1	1	0	0	30730	712	14	AV-AVERAGE	1,264,146	9,191	1,273,337	81	\$1,031,403
1	SECTION 1	1	1	0	0	30730	712	14	AV-AVERAGE	1,266,047	7,290	1,273,337	81	\$1,031,403

Other Buildings & Yard Improvements

Card 1

Description	Dimensions	Area	Grade	Condition	Quantity	Year Built	Appraised Value (100%)	Assessed Value (35%)
MC1-FIN FR BLD	10 x 19	190	C	A-AVERAGE	1	1989	\$6,930	\$2,426
OB1-OUTDOOR BAR STN	14 x 20	280	C	A-AVERAGE	1	1989	\$7,940	\$2,779
Total							\$14,870	\$5,205

Other Features

Card 1

Ln	Descr	Meas 1	Value
0	06-MAS & FRM	0.00	\$109,398
4	CP1-PORCH: COMM OPEN FRAME	729.00	\$7,290
5	CP6-PATIO: COMM CONCRETE	4,085.00	\$9,191

Sales

Sale Date	Sale Price	Seller	Buyer	Deed Type
12/1/1998	\$0	NIESE EUGENE H	COLONIAL ISLAND LTD AN OHIO LIMITED LIABILITY CO	UNKNOWN

Permits

Date	Number	Amount	Purpose	Status
01/06/2003	03C3992	\$250,000	INT ALTS	
09/21/2000	00C3253	\$175,000	STRG AREA	C - Closed Permit
06/20/1996	96C2009	\$6,000	REST ROOM	C - Closed Permit

Tax History

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Uncollectable	Half Year Due	Full Year Due
2023 Pay 2024	\$0.00	\$35,081.94	\$0.00		\$17,540.97	\$35,081.94
2022 Pay 2023	\$0.00	\$32,459.28	\$32,459.28		\$0.00	\$0.00
2021 Pay 2022	\$0.00	\$32,531.82	\$32,531.82		\$0.00	\$0.00

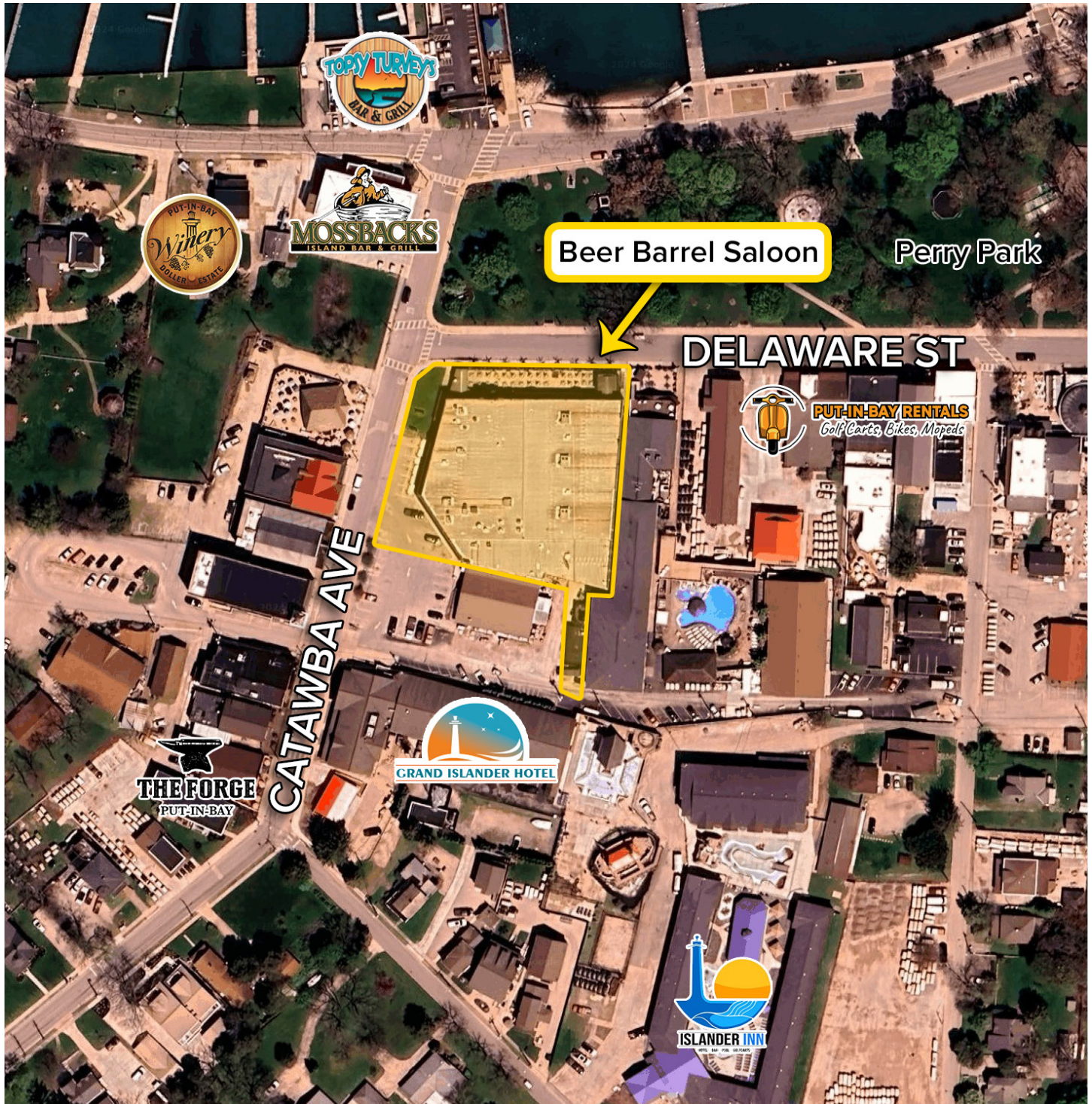
Payments

Payment Date	Amount Paid
7/6/2023	\$16,229.64
1/27/2023	\$16,229.64
7/7/2022	\$16,265.91
2/17/2022	\$16,265.91
6/25/2021	\$16,486.53
2/3/2021	\$16,486.53

REGIONAL AREAS & MAPS



REGIONAL AREAS & MAPS



PHOTOS



PHOTOS



APPRAISALS AND FINANCIALS

REAL ESTATE APPRAISALS

Appraisals will be provided upon receipt of executed Non-Disclosure Agreement (NDA).

BUSINESS FINANCIALS

Financials will be provided upon receipt of executed Non-Disclosure Agreement (NDA) and proof of buyer's funds.

EXPERIENCE



R.M. (MAC) BIGGAR, JR., SIOR, CCIM PRESIDENT

DIRECT: 216.839.2020
MacBiggar@HannaCRE.com

In 1991 Mac Biggar co-founded Chartwell Group, LLC which today is Hanna Commercial. Prior to that, Mac worked at Colliers International for six years and B.P. America's Management Training Program for three years. Under Mr. Biggar's leadership and direction, Hanna Commercial has grown from a three person office to a current team of 90 people. Today, the company is northeastern Ohio's largest, locally-owned commercial real estate brokerage and consulting firm, and is a multiple winner of the Weatherhead 100 award.

Mac has successfully completed numerous transactions for major companies such as AT&T, TRW, General Electric, Nestle, Ferro Corporation, Keithley Instruments, Step 2, Glencairn, Banker Trust of New York, and the corporate Headquarters for BFGoodrich.

Throughout his career, Mr. Biggar's production has consistently been in the top tier of commercial brokers within the Greater Cleveland Market. Recently, Mr. Biggar was the procuring cause of the largest lease completed, having a value in excess of \$15,000,000. He has won NAIOP's award for the "Best Marketing of an Office/Warehouse Building" and has been nominated for both "Broker of the Year" and "Deal of the Year".

Mac is a graduate of the University School, University of Vermont, and has received his MBA from Case Western Reserve's Weatherhead School of Management. In addition, he has completed postgraduate studies at Massachusetts Institute of Technology's Center for Real Estate Development.

Mr. Biggar is a member of the Society of Industrial and Office Realtors (SIOR), Certified Commercial Investment Managers (CCIM), and is a member and serves on the Board of Directors of Young Entrepreneurs Organization (YEO).

Outside of Hanna Commercial Mr. Biggar is a member of the Board of Directors of Big Brothers of Greater Cleveland, serves on the Pepper Pike Civic League as a trustee, and is a member of the Leadership Cleveland class of 2004.

AREAS OF EXPERTISE

- Corporate Real Estate Services
- Industrial Sales and Leasing
- Office Leasing
- Build-to-Suit Representation
- Tenant Representation
- Asset Management

EXPERIENCE



RUDY COOKS

REALTOR HOWARD HANNA REAL ESTATE

DIRECT: 419.341.6376

RudyCooks@HowardHanna.com

More than 10 years' experience as a Realtor with Howard Hanna serving the Lake Erie Islands and North Coast.

Multi-million-dollar producer, Howard Hanna Homes Of Distinction Specialist, Champion Club Winner, Ohio Presidents Sales Club

Host WPIB Radio

Former Ranger and Public Affairs Specialist Perry's Victory and International Peace Memorial

Former television journalist reporting local news all over the United States

Graduate Put-In-Bay High School, Graduate of University of Toledo, received MA in Education from University of Findlay

"Growing up on Put-In-Bay, I understand firsthand how good it can be living on an island. The beauty of the Lake Erie region makes it the ideal place to escape to." Rudy recently showcased the Lake Erie Islands on HGTV's Island Life drawing nationwide attention to Howard Hanna and his island properties. He now has two offices, one on Put-in-Bay and one on Catawba Island.