

SENECA MARINA, CAMPSITES, RESTAURANT & BAR

2906-2962 Co Hwy 36 (DuPont Rd.)
Seneca IL 61360

For more information contact:

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County: LaSalle
Township: Manlius & north part of Brookfield
Gross Land Area: Approximately 32.5 Acres
Property Type: Commercial buildings with Illinois River frontage
Possible Uses: Marina, Campsites and Restaurant/Bar
Total Investment: Asking \$3,000,000 for the Real estate, the business of Boon Docks is not included
Buildings: Restaurant/Bar, Tiki Bar, Boat storage buildings & campsites
Utilities: Gas & Electric
Zoning: River Commercial



Rare opportunity to purchase an operating Illinois River Marina. The property is best known as Boon Docks the restaurant bar on the south side of the Illinois River in Seneca. The real-estate is for sale, the business of Boon Docks is not for sale. Sellers will enter into a lease for the restaurant and bar with new ownership.

Income Sources:

- 42 leased campsites
- 175 boat slips (25 need repair)
- Restaurant/Bar lease
- Marina repair & storage facility

Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Seneca Marina, Campsites, Restaurant & Bar
Tax ID Number/APN: 29-41-304-000 16.5 acres
29-41-408-000 Part of this pin number
Possible Uses: Banquets, Parties and general entertainment.
Zoning: River Commercial from the Village of Seneca.
Sale Terms: Cash at closing

AREA & LOCATION

School District: Seneca Community Grade School District 170
Seneca Township High School District 160
Location Description: Seneca is located in LaSalle County, Illinois This is river front property on the south side of the Illinois river.
Site Description: 32.5 acres of Marina, Camping Trailer lots, Restaurant & Bar.
Highway Access: IL Rt. 170 frontage will take you to Interstate I-80 or South to I-55.
8 miles to I-80 access
29 miles to I-80 & I-55 Interchange
45 miles up Illinois river and shipping canal to Lemont
Road Type: DuPont road is Asphalt
Property Visibility: Excellent visibility from IL Rt. 170, DuPont road and the Illinois River.
Largest Nearby Street: IL Rt. 170 is adjacent to parcel
8 miles to I-80 access
Transportation: Recreational boating and State highway 170.

LAND RELATED

Lot Frontage (Feet): Approximately 3155 feet of river frontage
Lot Depth: Approximately 400 feet from street to river.
Buildings: Restaurant/Bar Approximately 50 X 100
Boat storage, shop & office 60 X 420 (Office is 20 X 60)
Boat storage 54 X 100
Zoning Description: River Commercial by the Village of Seneca
Flood Plain or Wetlands: Yes
Available Utilities: Natural Gas & Electric

FINANCIALS

Finance Data Year: Taxes for 2014
Real Estate Taxes: Parcel 1 16.8 acres \$15,411
Parcel 2 15.7 acres \$2,677(estimated) part of tax ID#29-41-408-000
Investment Amount: Asking price for the real-estate is \$3,000,000. The business of Boon Docks is not part of this sale.

LOCATION

Address: 2906-2962 Co Hwy 36 (DuPont Rd)
Seneca, IL 61360
County: LaSalle

LOCATION MAP OF SENECA MARINA, CAMPSITES AND RESTAURANT/BAR



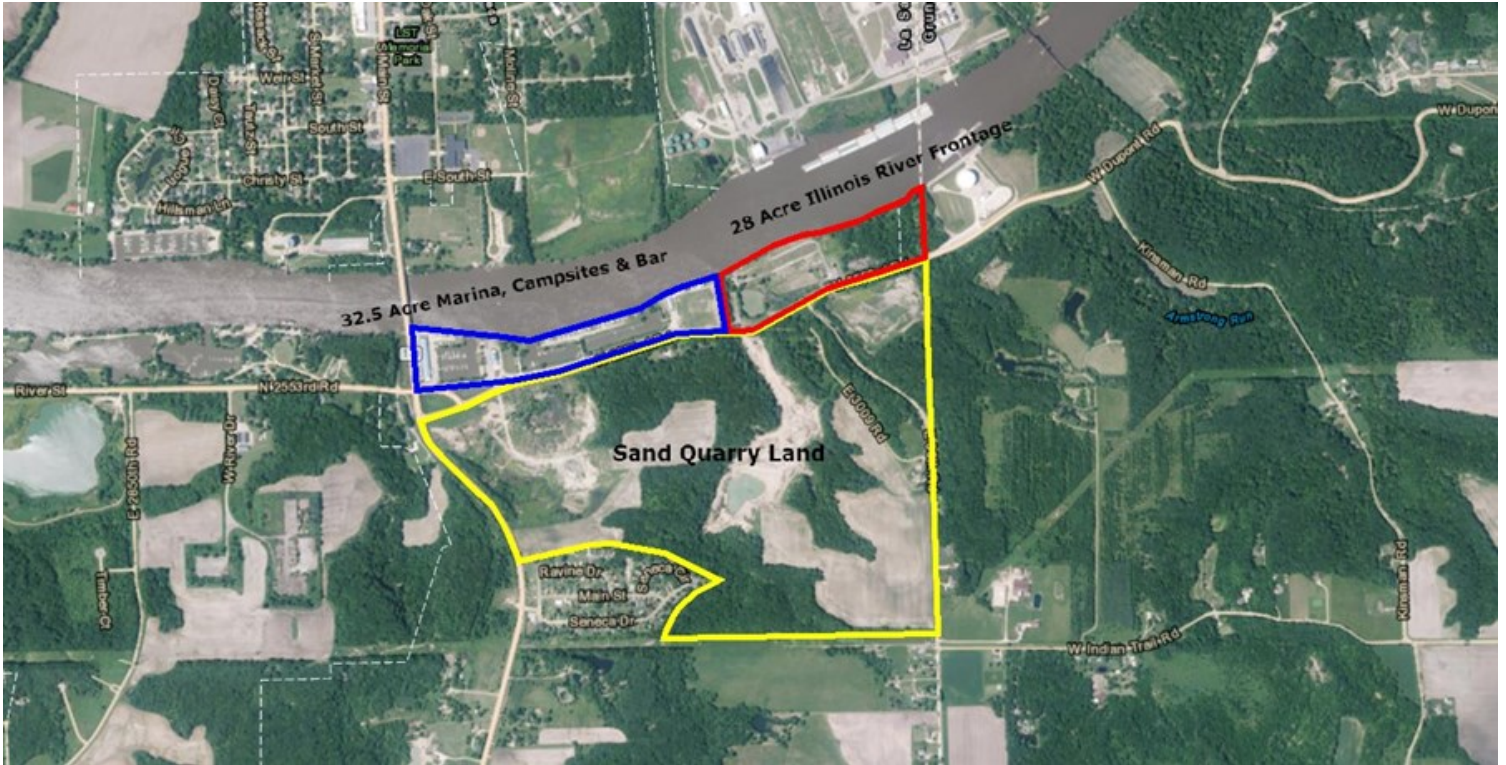
AERIAL OF 32.5 ACRES ILLINOIS RIVER MARINA



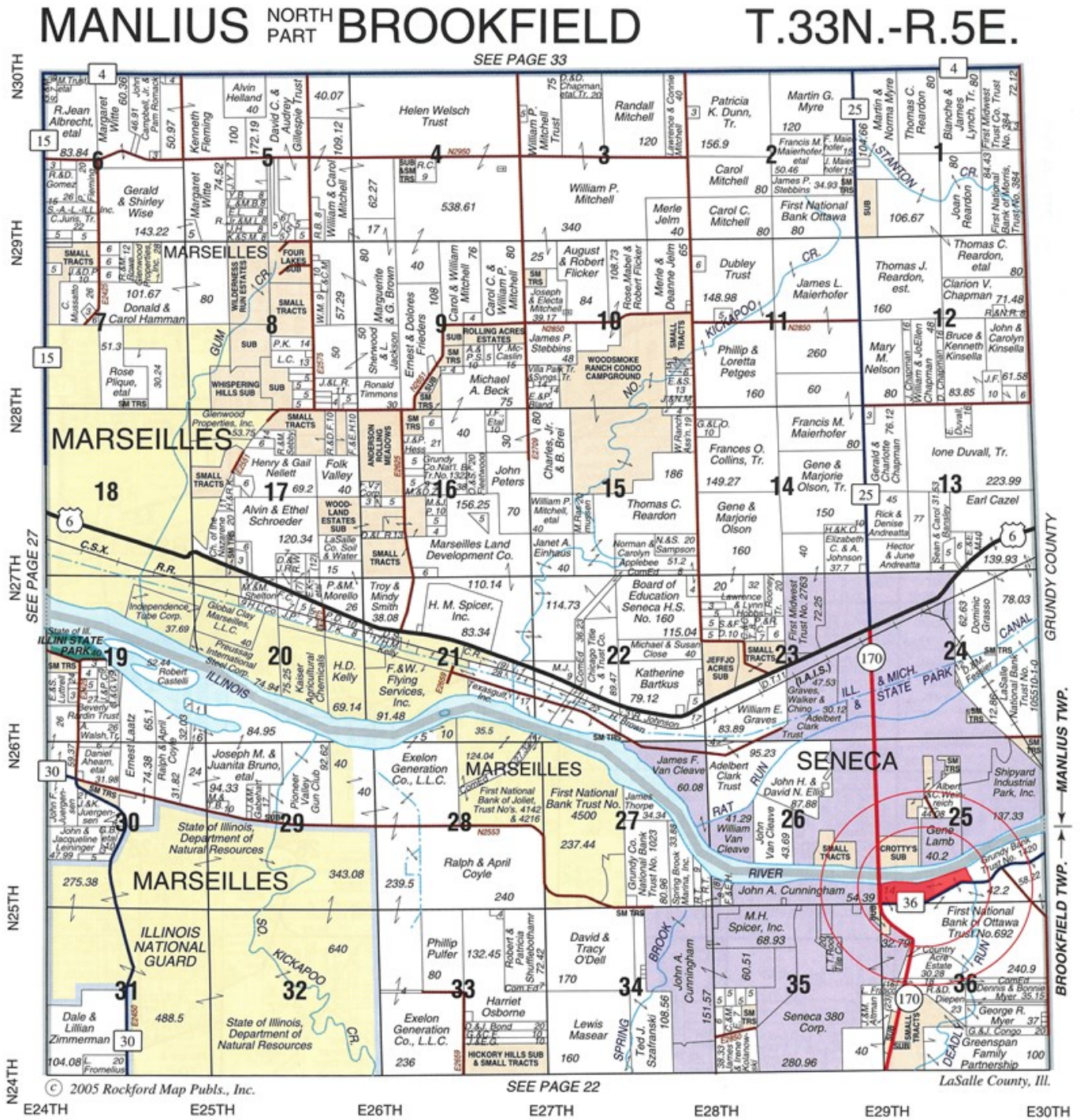
MARINA LOOKING WEST TOWARD MAINTENANCE & STORAGE FACILITY



MARINA, CAMPSITES & RESTAURANT IN RELATION TO THE ADJACENT PARCELS AVAILABLE FOR SALE



PLAT MAP OF ILLINOIS RIVER MARINA IN SENECA, BROOKFIELD TOWNSHIP, LASALLE COUNTY



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

TIKI BAR ON THE ILLINOIS RIVER, SENECA



CAMPERS ALONG THE ILLINOIS RIVER & BOAT STORAGE SHED



BAR PHOTOS



SUMMER FUN ON THE ILLINOIS RIVER, SENECA ILLINOIS



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real-estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, Broker Associate will not be acting as your agent but as agent of the seller.

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