



Building Type:	Commercial
Available SF:	4,170
Total SF:	4,170
Number of Stories:	2
Expandable:	Unknown
Zoning:	Unknown, Commercial
Site Size:	0.24 Acres
Year Built:	1900
Former Use:	Tavern
Specialty Features:	None
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Wood
Floor Type:	Other
Sale Price:	\$375,000
Sale Price Note:	\$375,000
Lease Terms:	Not For Lease
Last Updated:	Apr 2, 2025

Property and Area Description

Exciting Turnkey Opportunity in Jo Daviess County! Ready to dive into the hospitality industry? This is your chance! One of the most updated and vibrant tavern/restaurants in Jo Daviess County is now available—a true “turnkey” business opportunity. With a solid reputation and loyal customer base, this establishment is ready for you to step in and start running from day one. Prime Location: Nestled perfectly between Apple Canyon Lake and The Galena Territory, this bar and restaurant is a magnet for both full-time residents, weekenders, and tourists. Plus, it’s just a stone’s throw from the Wisconsin border, bringing in even more clientele from across state lines. Stunning Main Level: Walk into a fully remodeled space where every detail shines. The main level features beautiful hardwood floors, exposed brick walls, and a custom-built bar that’s the heart of the venue. The kitchen is equipped with newer appliances, including 2 deep fryers, 2 pizza ovens, a 4-foot flat grill, a walk-in cooler and freezer, a prep cooler, and a 3-compartment sink. Behind the bar, there are 2 beer coolers, with 4 additional freezers and ice machine located downstairs. Endless Potential: The lower level offers substantial storage. Upstairs, the second floor offers the same square footage as the main level and includes office space and two outdoor balconies—perfect for hosting banquets, receptions, or private events. An additional attic space is available for creative use or further expansion. A Unique Venue: This property is more than just a business—it’s a destination. Housed in a beautifully restored schoolhouse, the venue combines historic charm with modern amenities, creating an unforgettable atmosphere for guests. Whether you’re looking to host events or serve as a community hub, this space is versatile and full of possibilities. Why Wait? This is a rare chance to own and operate a standout venue in a prime location, with everything in place to succeed. Come see the WOW factor for yourself—this opportunity won’t last long!

Population



Source: ESRI®, 2024

Economic Development Contact

David Schmit
NW IL Economic Development
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(815) 297-7361 | dschmit@nwiled.org

Households



Source: ESRI®, 2024

Realtor/Owner Contact

Danielle Cline
DC Rise Real Estate
815-701-3326 | dcline@dcrise.com

Transportation

Nearest Highway: US Route 20 (24.00 mi.)
Nearest Interstate: Interstate 88 (71.00 mi.)
Nearest Airport: Dubuque Regional Airport (33.00 mi.)
Nearest Commercial Airport: Chicago Rockford International Airport (78.00 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Electric: Com Ed

Natural Gas: Nicor Gas

Water: Village of Scales Mound

Sewer: Village of Scales Mound