



Building Type:	Commercial
Available SF:	10,917
Total SF:	10,917
Number of Stories:	2
Ceiling Peak:	10 Ft.
Expandable:	Unknown
Zoning:	Commercial
Site Size:	1.12 Acres
Year Built:	1867
Former Use:	Corporate offices, B&B
Specialty Features:	TIF District
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Other
Sale Price:	\$1,295,000
Sale Price Note:	\$1,295,000
Lease Terms:	Not For Lease
Last Updated:	Jun 13, 2025

Property and Area Description

It's your turn to own a piece of history! The beautiful Captain Merry Compound (The Merry), is located one mile from downtown Dubuque, Iowa (in Illinois) just across the Julien Dubuque Bridge, (11 miles to Galena, IL). The Merry is a luxury lodging and event venue that includes three interconnected structures and ~14,000 SF of finished space. The 1st structure was built in 1858; the 2nd is the mansion built in 1867; and 3rd a historically inspired connection built in 2005. The seller undertook a multi-year project to meticulously restore/connect the historic structures and replace all systems between 2002-2005. The \$2.5MM project (over \$4MM today) introduced modern amenities luxury guests expect in the 21st century. Adjacent properties were acquired to expand the grounds and parking to support a total of 30-35 vehicles (50+ for valet events). The mansion's main level and the new main lobby serve as the event space (~3,000 SF), suitable for small weddings, dinner parties, or business meetings. The Merry offers up to 12 private guestrooms/suites, each with its unique décor (seven are 2-bedroom suites) accommodating up to 40 overnight guests. There are 13 bathrooms (10 full/3 half) and 14 gas fireplaces. The mansion's lower level has a large dining/game room, a commercial grade kitchen and a home theater room. The Merry was open to the public 2004-2011, and operated as a successful luxury inn and celebrated gourmet restaurant. From 2012-2019, The Merry was used as corporate offices, entertainment venue and private catering base. Currently, the Merry's lodging is offered via VRBO/AirBnB. The best commercial use remains a luxury Inn/B&B, or private/corporate office/retreat. The current owner seeks a buyer that will continue the stewardship and care of this unique property. Endless opportunities await! Partial seller financing may be considered for qualified buyers.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Economic Development Contact

David Schmit
NW IL Economic Development
1 Commercial Drive, Suite 2
Hanover, IL 61041
(815) 297-7361 | dschmit@nwiled.org

Realtor/Owner Contact

Ryan Anglese
Tri State Commercial Group
563-564-9533 | ryananglese@ruhlhomes.com

Transportation

Nearest Highway: US Route 20 (0.01 mi.)
Nearest Interstate: Interstate 88 (80 mi.)
Ingress/Egress Notes: City Street Access onto US Route 20
Nearest Airport: Dubuque Regional Airport (11 mi.)
Nearest Commercial Airport: Quad Cities International Airport (83 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: JCE Co-op

Natural Gas: Nicor

Water: City of East Dubuque

Sewer: City of East Dubuque