Beloved Longstanding Café, Deli & Coffee Shop Far Northwest Suburb of Chicago - 21 Years!

"Nearly $500,000 In Sales (Open 5 Days) - 2,900 Loyalty Members - Cheap Rent - Substantial Kitchen/Prep Capacity - Private Dining/Event Room - Catering - Multiple Growth Avenues"

Listing Summary: Rare opportunity to acquire a long-established, turnkey café, deli and coffee shop that has been serving its community for more than 21 years.

Located in the heart of the historic downtown of a far northwest suburb of Chicago in McHenry County, this longtime local favorite has developed deep community roots, strong name recognition and an exceptionally loyal customer following - including more than 2,900 customers in its loyalty program.

More Than Just A Cafe

This is a proven, multi-revenue foodservice operation combining a café, deli, coffee/espresso program, prepared foods and catering under one roof.

The menu features a broad selection of handcrafted favorites including light breakfast items, fresh salads, housemade soups and chili, classic sandwiches, wraps, hot paninis, deluxe burgers, homemade pastries and baked goods, daily and weekly specials, plus espresso and coffee beverages.

The straightforward counter-service format helps keep the operation manageable while accommodating dine-in, carryout, pickup and catering.

Charming, Distinctive & Turkey

The business occupies a character-rich historic downtown storefront with an interior that combines the charm of a classic small-town general store with a comfortable neighborhood café. Warm architectural character, wood displays and an inviting dining environment give the operation personality that would be costly and difficult to duplicate in a new buildout.

The main level offers 1,400 sqft of customer-facing café/deli space, while a full additional 1,400 sqft basement provides substantial prep, storage and back-of-house capacity. The lower level supports catering production and also includes a private dining/event area.

Simple operation - counter service. Dine-in, carryout and pickup, plus catering. Serving breakfast, lunch and dinner.

Seating is versatile for a business of this size: 35 indoor seats + 16 seasonal outdoor sidewalk seats + private lower-level party room accommodating up to 40 guests.

That private room creates an additional opportunity for birthdays, showers, business meetings, clubs, community gatherings, catered events and other private functions.

A Business With A 21-Year Head Start

Instead of spending substantial capital designing and building a new café, deli or sandwich concept - and then starting from zero to develop customers - a buyer can acquire an operating business with more than 2 decades of history, almost $500,000 in annual sales, thousands of loyalty members, established catering, extensive FF&E, trained staff, a highly recognizable local presence and an attractive lease.

The owners are retiring after more than 2 decades and are committed to helping provide a smooth transition. The business is independent, with no franchise royalties, advertising fees or transfer fees.

If interested, please email Ted Aretos at Ted@eatz-associates.com or call 815-761-8334 for more information. Showings by appointment only outside of business hours.

Location: Prime retail space in a freestanding building in the heart of a historic McHenry County suburban downtown, surrounded by other popular local restaurants, businesses and services.

Its classic storefront offers strong curb appeal and visibility along the community's primary N-S corridor with high traffic counts, carrying the highest traffic volumes in the city. Also, near another major route/E-W regional corridor with 12,000-18,000 vehicles per day providing regional traffic.

Plus, its walkable downtown setting attracts consistent foot traffic from a mix of residents, workers, commuters and visitors.

Year Established: 2005.

Lease Information: Leased space $2,555/mth gross. Landlord will sign a new 5-year lease with options.

Square Feet: 1,400 SqFt + 1,400 SqFt Basement (For Prep/Storage & Private Party Room)

Seating: 35 Inside & 16 Outside + 40 Private Party Room.

Days/Hrs of Operation: Mo-Tu 7a-6p & We-Fr 7a-7p (Closed Saturday-Sunday).

Owners Role: Family owned and operated - active day-to-day.

Of Employees: 4.

Training: Negotiable on-site comprehensive training.

Gross Sales (2025): $495,227.

Cash Flow/SDE (2025): $57,014.

Value of FF&E: Included In Asking Price.

Value of Inventory: Not Included In Asking Price.

Seller Financing Available: No.

Reasons for Selling: Retiring after 2 decades.

Competition/Market:
A Long Successful Multi-Concept Business

A one-of-a-kind concept that skillfully blends delicious foods, baked goods and coffee in a warm and inviting atmosphere. A highly differentiated café, deli and coffee shop concept in a cozy environment. Delivers a complementary mix of products and services. And an authentic sought-after small-town experience. Known for their great food, wonderful desserts, inviting atmosphere and quality service.

Highly rated & recommended - 4.9 Facebook, 4.8 Google, 4.7 TripAdvisor, 4.4 Yelp & more. Stellar reputation to continue to build upon for another 20+ years!!

Longtime local favorite. Downtown staple. Community gathering space. Suburban gem. Deep roots in the area. A regional draw from surrounding communities. Attracts local residents, area visitors and nearby employees/workers as well as commuters. Strong brand identity. Loyal customer base. Huge repeat business. And growing market!

Growth & Expansion:
The Untapped Potential May Be The Best Part

Open Saturday and/or Sunday - Currently open 5 days/wk. Completely closed both weekend days, leaving breakfast, brunch and lunch sales essentially untouched.

Grow Catering - An established catering operation/dedicated prep/storage capacity are already in place. More marketing to businesses, schools, organizations and private-event customers could expand this revenue stream.

Maximize Private Event Room - Promote showers, birthdays, meetings, clubs, holiday gatherings and catered private functions.

Expand Menu & Dayparts - Additional breakfast/brunch offerings, dinner specials, grab-n-go meals and seasonal items.

Develop Market/Retail Component - Specialty foods, locally produced goods, gift baskets, branded merchandise and unique gifts could create incremental sales.

Explore Beer & Wine - A curated beer & wine program could complement the café, specialty market, catering and private-event business.