Award-Winning $1M+ Restaurant & Entertainment Concept Far Northwest Suburb of Chicago - Huge Patio & Bar w/Gaming!

"Over $1M In Annual Sales - 15 Years Of Brand Recognition - Loyal Regional Following - Impressive 6,000 SqFt Fully Built-Out Facility"

Listing Summary: Rare opportunity to acquire a long-established, award-winning restaurant and entertainment concept with 15 years of brand recognition, a loyal regional following, over $1 million in annual sales and an impressive 6,000 sqft fully built-out facility in a strong trade area of McHenry County.

This is not your typical asset sale! The sale includes an established restaurant brand and menu that has developed a passionate following since 2011, along with an extensive restaurant build-out, FF&E and tremendous infrastructure. Continue the existing concept and capitalize on its established customer base, or take advantage of the versatile facility for your own restaurant, bar & grill, sports bar or entertainment concept.

The Current Operation

Known for its creative, over-the-top menu featuring 50+ specialty sandwiches, subs, paninis, burgers, chimichangas, appetizers and house-made desserts, along with dedicated vegan and keto selections, rotating specials and signature creations customers travel to experience.

The brand has been repeatedly recognized by McHenry County and has received significant local television and media exposure.

And has an exceptional following for an independent restaurant: ~43,700 Facebook followers and a 4.4-star Google rating from 2,400+ reviews. This established audience gives a new owner a marketing platform that would take years to recreate.

Impressive 6,000 SqFt Restaurant & Entertainment Build-Out

The spacious facility offers 124 interior seats plus room for 100 guests on the outdoor patio. The restaurant features a large dining room with booths and tables; separate deli/service counter; multiple televisions; raised performance stage; projection screen; dedicated gaming lounge; 20ft bar; 2nd beverage/bar area; and expansive outdoor patio.

Plus, its extensive commercial kitchen includes a 16ft hood, 5ft gas range with griddle & double ovens, 3 fryers, multiple refrigerated prep tables, walk-in coolers, reach-in refrigeration/freezer, conveyor toaster, panini grill, steam table, commercial meat slicer, mixer, food processor and more.

Separate Gaming Lounge + Bar = Significant Upside

A major differentiator is the newer dedicated video gaming lounge with its own 20ft bar, back-bar display, refrigeration, seating and ATM. 5 gaming terminals are currently installed, with a license for 6.

The gaming lounge was added by the current owners and has not yet been fully marketed or maximized, presenting immediate upside for an engaged owner/operator. Potential opportunities include expanded gaming promotion, later bar hours, watch parties, trivia, live entertainment and other events.

Plus, the business also holds a City Class A liquor license with catering endorsement and video gaming establishment license, providing multiple revenue opportunities beyond food sales.

This is a highly confidential listing. If interested, please email Pat Mahoney at Pat@eatz-associates.com or call 847-208-9569 for more information. Showings by appointment only outside of business hours.

Location: Prime corner retail space on an established retail corridor with ~31,300 vehicles per day in a far northwest suburb of Chicago, surrounded by major national retailers, restaurants, services and residential neighborhoods.

Nearby demand generators include major big-box shopping, national restaurants, healthcare, schools and ~1,910 businesses within 5 miles.

The surrounding demographics are excellent, with ~34,200 residents within 3 miles and 64,500 within 5 miles, while avg household income exceeds $127,000 throughout the 1-, 3- and 5-mile trade areas.

Year Established: 2011 (Relocated 2016 / Current Owners 2023).

Lease Information: Leased space $9,875/mth gross. Current lease expires Mar 2028 with two 5-year options.

Square Feet: 6,000.

Seating: 124 Inside & 100 Outside.

Days/Hrs of Operation: Deli Mo-Sa 11a-9p, Su 11a-8p (Closed Sundays) & Lounge We-Sa 7p-11p (Closed Sundays-Tuesdays).

Owners Role: Semi-absentee - One of the three 3 partners works ~7-10 hours a week on location, plus remote work.

Employees: 15.

Training: Negotiable on-site comprehensive training.

Gross Sales (2025): $1,084,587.

Cash Flow/SDE: (Asset Sale).

Value of FF&E: $175,000 (Included In Asking Price).

Value of Inventory: Not Included In Asking Price.

Seller Financing Available: Possibly, to a well-qualified buyer with substantial down.

Reasons for Selling: Other obligations.

Competition/Market: A rare chance to acquire a recognizable McHenry County restaurant brand with $1M+ sales, extensive turnkey infrastructure, liquor, gaming, entertainment, a huge patio and a built-in audience - at a fraction of the cost and time required to recreate it from scratch.

Competitive Advantages:

- Turnkey restaurant
- Established brand
- Destination concept
- Distinctive menu
- Broad menu appeal
- Entertainment components
- Multiple revenue channels
- Awards & recognition
- Highly rated & recommended
- Strong social media following
- Established customer base
- Loyal following
- On a major retail corridor
- Tremendous opportunities for continued growth

Growth & Expansion: 2025 gross sales were over $1 million, despite the three current owners having minimal day-to-day on-site involvement.

This creates a compelling opportunity for a hands-on restaurant operator who can actively manage food/labor costs, drive local marketing, maximize the gaming/bar operation and capitalize on the business's established following.

Additional growth opportunities include expanding catering, promoting private events and parties, increasing live entertainment, trivia and watch parties, extending gaming/bar hours, growing delivery and online ordering, expanding retail merchandise and bottled signature sauces and more aggressively marketing to nearby businesses, schools and community organizations. The existing menu already includes branded retail products such as house sauces and merchandise, providing another avenue for brand expansion.