Exceptional Turnkey Restaurant & Bar - Historic Downtown Sycamore, IL

"Estimated Build-Out Value $250,000-$400,000 - Full Bar With 24 Taps & Kitchen With 3 Pizza Ovens"

Listing Summary: Exceptional opportunity to lease a beautifully renovated, fully equipped restaurant & bar in the heart of Historic Downtown Sycamore, DeKalb County!

Just $6,000/mth modified gross, w/existing kitchen & bar equipment included in the rent. No business purchase required.

Situated along highly visible State St (Route 64), just 1 block from the DeKalb County Courthouse, this freestanding restaurant offers outstanding visibility, extensive improvements, valuable equipment & exceptional concept flexibility.

Originally built in 1930, the property underwent a substantial renovation in 2021–2022, including doubling the commercial kitchen's size.

3 Ways To Acquire This Impressive Restaurant & Bar

1. Purchase The Real Estate – $850,000; freestanding building with FF&E in place
2. Purchase The Business Assets – $75,000; acquire the FF&E, build-out, trade name & goodwill, with a new $6,000/mth lease
3. Lease Fully Equipped – $6,000/mth; modified gross lease w/existing restaurant & bar equipment included in the rent; terms negotiable

Impressive Build-Out – Save Time & Money

The improvements & equipment represent an estimated $250,000–$400,000 comparable replacement cost. Avoid major construction expenses, equipment purchases & lengthy build-out timelines.

Restaurant & Bar Key Features

• ~3,221 sqft building area (subject to verification) + basement storage
• Extensively renovated 2021–2022 w/expanded commercial kitchen
• Attractive w/exposed brick, wood floors, contemporary finishes & low/high-top/bar seating
• Impressive full-service bar w/liquor display & TVs
• 24 rotating draft beer taps w/Micro Matic system
• 2 walk-in coolers – beer & produce walk-in

• 3 pizza ovens – 1 wood-fired + 2 Pizza Group D32E electric deck ovens
• Commercial hood
• Mixer, dough roller, fryers, heated holding cabinet & more
• Multiple reach-in refrigerators, bar coolers & prep equipment
• Valuable basement storage & existing restaurant infrastructure

Bring Your Restaurant Concept Here

Ideal for a pizzeria, Italian restaurant, sports bar, neighborhood bar & grill, craft beer taproom, gastropub, whiskey/wine bar, franchise conversion or entirely new concept.
The versatile kitchen, bar & dining area provide an excellent foundation for an established operator expanding into Sycamore or an entrepreneur launching a new restaurant.

Feel free to stop by the location as a customer first. This is a HIGHLY confidential listing, DO NOT talk to any owners, employees or patrons. If interested, please email Brian O'Kelly at Brian@eatz-associates.com or call 847-579-9641 for more information. Showings by appointment only outside of business hours.

Location:
Premier Historic Downtown Location

Prime location in Sycamore's charming, walkable downtown business district, surrounded by restaurants, boutiques, entertainment, offices & civic destinations.

• Prominent State St (Route 64) frontage ~6,650 VPD
• Just 1 block from the historic DeKalb County Courthouse
• Near Sycamore State Theatre, Public Library & more
• Close to schools, Ideal Industries headquarters & established residential neighborhoods
• ~6 miles from NIU
• Free street & nearby public parking
• Popular downtown festivals attract thousands of visitors
• Historic downtown destination w/year-round shopping, dining & entertainment
Strong Demographics & Established Market
• 1 Mile: 7,937 residents
• 3 Miles: 21,230 residents
• 5 Miles: 37,704 residents
• Daytime employment: ~4,771 within 1 mile; 14,293 within 3 miles

• Sycamore MHI: ~$84,120
• Owner-occupied housing: ~71.6%
• Reported retail vacancy: just 3.5

Year Established: 2022.

Lease Information: $6,000/month modified gross, with increases in real estate taxes and insurance over the base year payable by the tenant. Lease term, options and security deposit negotiable.

Property Information: ~3,221 sqft single-story historic freestanding building plus basement for storage. Originally constructed in 1930 and extensively renovated in 2021–2022, including a substantially expanded commercial kitchen. On 4,045 sqft lot or 0.09 acres. Building Class C Commercial. Zoning C-2 Central Business. PIN 06-32-255-051. 2024 real estate taxes $5,983.

Square Feet: 3,221 + Basement For Storage.

Seating: Ample.

Days/Hrs of Operation: (Space For Lease).

Of Employees: (Space For Lease).

Training: (Space For Lease).

Gross Sales: (Space For Lease).

Cash Flow/SDE: (Space For Lease).

Value of FF&E: $75,000 (Landlord Owned / Replacement Cost $250,000-$400,000).

Value of Inventory: (Space For Lease).

Seller Financing Available: (Space For Lease).

Reasons for Selling: Has other business interests and cannot devote the time/attention it deserves.

Competition/Market: A rare opportunity to save time, money and start-up costs.

Whether you're an aspiring owner/operator, experienced restaurateur, expanding restaurant group or real estate investor, this opportunity offers a compelling combination of a desirable downtown location, major recent renovations, valuable equipment and multiple acquisition options.

Why spend hundreds of thousands of dollars and months building a restaurant from scratch when the expensive work has already been completed.

Take advantage of this exceptional opportunity to lease a fully equipped restaurant and bar in one of DeKalb County's most charming historic downtown districts!

Growth & Expansion:
Excellent Business Opportunities

- Capture weekday lunch, dinner & weekend customers
- Develop catering/private parties/corp events
- Offer online ordering, delivery & takeout
- Capitalize on downtown festivals/community events
- Leverage the 24-tap draft system w/craft beer, cocktails & tasting events
- Explore video gaming as an additional revenue opportunity
- Launch your own concept without a costly ground-up restaurant build-out