Popular Sports Pub & Eatery w/Darts, Video Gaming & Patio Northwest Suburb of Chicago, IL - Turnkey!

"Established Pub Operation, Dedicated Darts Room, 5 Gaming Terminals & Outdoor Patio w/Covered Bar"

Listing Summary: Incredible opportunity to own an established, fully equipped neighborhood sports pub and eatery in a desirable far northwest suburb of Chicago in McHenry County!

Ideally located in its charming, revitalized downtown district, this popular gathering spot combines a full-service bar, casual American fare, darts, video gaming, weekend entertainment and outdoor seating. Operating since 2019, the business offers multiple revenue streams, a loyal customer base and an excellent opportunity for a hands-on owner-operator to build on what is already in place.

Its inviting interior features a spacious bar, high-top seating, comfortable dining tables and numerous flat-screen TVs in a welcoming neighborhood atmosphere. Also, a dedicated darts room with 5 electronic dart machines hosts tournaments and attracts enthusiasts, while weekend karaoke brings additional entertainment and repeat customers. Its kitchen serves traditional pub favorites, including burgers, sandwiches, wings, nachos and cheese curds, complemented by a custom-built bar with a wide selection of 10 draft beers, cocktails, wine and spirits.

Plus, an attractive outdoor patio provides additional seasonal seating and features a covered bar area, creating another inviting space for customers to gather during warmer months. The business also benefits from 5 video gaming terminals in an enclosed slot room, providing an additional income stream beyond food and beverage sales. 2 ATMs are also on site. 2025 gaming revenue $71,028!

This sale includes an extensive complement of furniture, fixtures and equipment, a fully equipped commercial kitchen w/hood, bar equipment, televisions, dart machines and other operating assets. Much of the investment required to establish a comparable concept is already in place, allowing a buyer to focus on operations, marketing and growth rather than an expensive buildout.

An especially attractive feature is the current absentee ownership structure. The owners have other business interests and are not involved in daily operations. With no general manager currently in place, an experienced, hands-on operator has an opportunity to provide more consistent oversight, strengthen service, control expenses and actively develop the business. The existing operation provides an incredible foundation for an experienced operator or entrepreneur ready to take the business to the next level!

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 Suburban Downtown Location

Situated in the heart of a historic downtown district in McHenry County, this pub & eatery benefits from a desirable main street setting surrounded by established restaurants, neighborhood businesses, residential communities and recreational attractions. And the nearby Fox River, riverfront parks, walking/biking trails, community festivals and seasonal events help make this thriving suburban downtown a destination for residents and visitors alike.

Plus, the village has recently invested more than $30 million in downtown revitalization and infrastructure improvements, including attractive streetscapes, brick-paved areas, pedestrian amenities, beautiful lighting and public gathering spaces. These improvements have helped to create an even more inviting, walkable environment for dining, shopping and entertainment.

And the surrounding community offers favorable demographics, with ~30,000 residents and a median household income exceeding $134,000. Also draws from neighboring northwest suburban communities, providing a substantial customer base for dining, nightlife and entertainment.

Location Highlights

- Downtown main street frontage - a walkable commercial district with restaurants/ bars/businesses
- Complementary businesses -nearby establishments contribute to the area's dining/ entertainment identity
- Community activity - hosts community events/local business activities that attract visitors
- Fox River proximity - its riverfront setting helps create a distinctive destination for dining/recreation
- Established residential area - surrounding communities provide a strong customer base for repeat dining/entertainment visits

Year Established: 2019.

Lease Information: Leased space $2,765/mth NNN. Current lease expires Sep 2028.

Property Information: Historic two-story masonry building. Built in 1852. Rental apartments above. Street and public parking lots.

Square Feet: 2,100 SqFt + 1,500 SqFt Basement.

Seating: 96 Inside & 35-40 Outside.

Days/Hrs of Operation: Su 11a-9p, Mo 3p-11p, Tu-Th 11a-1a, Fr-Sa 11a-2a.

Owners Role: Absentee owned and operated.

Of Employees: 6.

Training: Open to discuss.

Gross Sales: (Asset Sale).

Cash Flow/SDE: (Asset Sale).

Value of FF&E: $100,000 (Included In Asking Price).

Value of Inventory: $15,000 (Not Included In Asking Price).

Seller Financing Available: No.

Reasons for Selling: Other business obligations.

Competition/Market:
Established Dining, Entertainment & Shopping Environment

Its surrounding downtown features a complementary mix of established restaurants, taverns, specialty dining concepts and independent businesses, creating an active food and beverage destination. This popular business distinguishes itself through its combination of full kitchen, full-service bar, sports viewing, organized darts, karaoke, video gaming and outdoor seating.

And its approachable neighborhood atmosphere and entertainment offerings appeal to customers seeking more than a traditional bar and restaurant experience. The combination of a desirable downtown setting, multiple reasons for repeat visits and an established local following provides a strong foundation in a market supported by affluent residential neighborhoods and continued community investment.

Growth & Expansion:
Growth Opportunities

Numerous opportunities for a hands-on new owner to expand the business with more active day-to-day management, consistent marketing and a stronger social media presence.

Generate additional business throughout the week by expanding dart leagues/ tournaments, introducing trivia nights, additional live entertainment and promoting private parties, corporate outings and group celebrations in its 700 sqft private room. Also, its outdoor patio with covered bar offers multiple opportunities for seasonal promotions, special events and themed gatherings.

Plus, by broadening the food menu, developing lunch/dinner promotions, increasing online ordering/takeout and growing its catering business. As well as a more focused marketing effort targeting nearby residents, local businesses, sports fans and downtown visitors would further increase awareness and repeat business.

In addition to increased gaming revenue through increased customer traffic!