

# Happy Jack's

4911 West Elm Street (Route 120) McHenry, IL 60050

# For Sale

MLS #11986478

RETAIL



## BUSINESS AND REAL ESTATE

## \$440,000 BUSINESS AND REAL ESTATE

### SANDWICH AND ICE CREAM RESTAURANT BUSINESS AND REAL ESTATE

Popular operating sandwich and ice cream restaurant in business with current owner 47 years, known as Happy Jacks.

Seating for 68 inside and outdoor seating on deck in summer.

1,887 SF plus basement containing additional prep kitchen, office and storage along with a 528 SF detached storage garage. New roof in 2023 (restaurant and garage).

New ice cream display case, pole signage on busy Route 120 with over 18,800 vehicles per day. See list of FF&E.

Additional upside by adding delivery, liquor and gaming. Enjoyable nostalgic atmosphere with much Coca Cola memorabilia.

Inventory sold separately at cost. Currently closed on Sundays.

Owner allocates \$320,000 for real estate and \$120,000 for the business.

### Specifications

Building Size:	1,887 SF
Year Built:	1960
Years in Business:	47
Land Size:	18,295 SF
Number of Employees:	21 Part Time
Parking:	23
Lease Available:	No
Water / Sewer:	City
Real Estate Taxes:	\$9,990.60 (2022)
Gross Sales:	\$565,787 (2021) \$565,369 (2022) \$594,740 (2023)
Inventory Value:	\$6,000 (varies)
PIN #:	09-27-303-044

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Senior Broker  
**Bruce Kaplan**

BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**

ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

# Happy Jack's

4911 West Elm Street (Route 120) McHenry, IL 60050

# For Sale

RETAIL



[CLICK HERE TO VIEW OUR WEBSITE](#)

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*

**PREMIER**  
COMMERCIAL REALTY

Senior Broker  
**Bruce Kaplan**

BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**

ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

# Happy Jack's

4911 West Elm Street (Route 120) McHenry, IL 60050

# For Sale

RETAIL



[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

**PREMIER**  
COMMERCIAL REALTY

Senior Broker  
**Bruce Kaplan**

BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**

ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

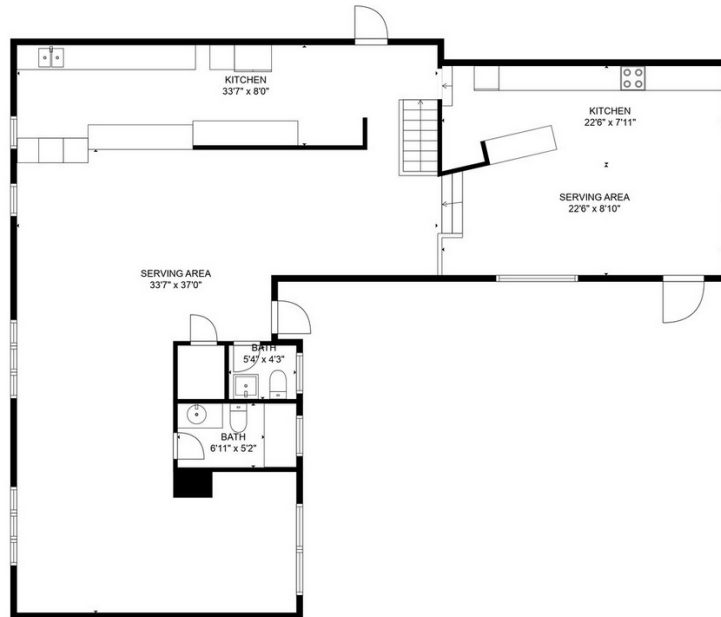
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

# Happy Jack's

4911 West Elm Street (Route 120) McHenry, IL 60050

# For Sale

RETAIL



[CLICK HERE TO VIEW OUR WEBSITE](#)

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*



Senior Broker  
**Bruce Kaplan**

BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**

ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

**RETAIL**

### FOUNTAIN DELIGHTS

Kids 1 2 3

- Cones ....  
 Sundaes ..  
 Turtles Sundae  
 Caramel Cashew  
 Snicker Sundae  
 Brownie Supreme  
 Old Fashioned Banana Split  
 Hot Fudge Banana Split
- Sm. Lg.
- Shakes .....
- Malts .....
- Banana Shake .....
- Sodas & Floats.....
- Shakes w/Candy Bar  
 (Butterfinger, M&M, Reeses,  
 Snickers, Oreo, Heath)
- Extra Thick extra - Pecans

Waffle Colosso Cone add  
 Dry Toppings Bar per ladle

Asst. Fruit Smoothies

Hand Packed ICE CREAM  
 Pint Qt. 1/2 Gal.

- Beverages
- Orange Fanta, Coke, Diet Coke,  
 Cherry Coke, Sprite, Root Beer,  
 Iced Tea, Fibb Xtra  
 Country Time Lemonade,  
 Old Fashioned Green River

- Fresh Lemon & Assorted  
 Slushes  
 Hot Cocoa / Tea .....
- Coffee.....  
 Apple Juice .....
- Bottle Water .....



### PARTY MENU (815) 385-0140

We use fresh catering quality meats & cheeses

#1 10 Mini Croiss,  
 10 Mini Pretzels

20 Rolls - 5 Turkey, 5  
 Ham, 5 Roast Beef, 5  
 Corned Beef or Meat of  
 your choice

#2 Jack's Box  
 Lunch

Your choice, any 1/2  
 sub, chips, choc. chip  
 cookie & pickle spear in  
 an easy to carry box

#3 Assorted Sub  
 Tray

18 - 4" size sandwiches  
 with Roast Beef, Ham,  
 Turkey with cheese or  
 meat of your choice

#4 Assorted Mini  
 Croissant Tray

20 Rolls - 5 Turkey, 5  
 Ham, 5 Roast Beef, 5  
 Corned Beef or Meat of  
 your choice

#5 Assorted Mini  
 Pretzel Bread Tray

20 Rolls - 5 Turkey, 5  
 Ham, 5 Roast Beef, 5  
 Corned Beef or Meat of  
 your choice

#6 Assorted Wrap  
 Tray

20 Assorted wraps  
 of your choice  
 cut in half. Wheat or  
 Spinach tortillas

#7 Party Beef Pack  
 Per Pound

3 Lbs. Catering  
 Quality  
 thin slice Roast Beef,  
 14 - 4 inch French rolls  
 1 pint of peppers.

#8 Choc. Chip,  
 M&M Cookie Tray

OUR FRESH BAKED  
 Baker's Dozen (13)

- No. 1, 2, 3, 4, 5, 6 include - pickle,  
 tomato, lettuce, onion,  
 Also your choice - mayo, mustard,  
 oil & spice
- No. 7 - 24 hr notice before pick up  
 No. 1, 2, 3, 4, 5, 6 - 2 hr notice before pick up.
- Free Delivery on Orders  
 of or more  
 (M-F Only 10am-11:45am)

Designed & Printed by G. Impressions • 815-385-6530

5/22

4911 W. RT. 120  
 MCHENRY, IL. 60050

Freshness Is Our Recipe  
[www.happyjacksclassicedeli.com](http://www.happyjacksclassicedeli.com)

Call in Your Order  
 (815) 385-0140  
 We will Have it Ready

SENIOR CITIZEN DISCOUNT  
 10% EVERY DAY

Prices subject to change

Prices are Subject to Change!

### JACK'S SUBS & SANDWICHES

- WHOLE HALF
- Super Happy .....
- Bologna, Ham, Cotto Salami, Hard  
 Salami, Mortadella, Provolone &  
 American Cheese
- Mixed Italian .....
- Cotto Salami, Hard Salami,  
 Mortadella, Provolone Cheese
- Turkey .....
- Roast Beef .....
- Super Club .....
- Ham, Roast Beef, Turkey
- Corned Beef .....
- Ham .....
- Tuna .....
- Chicken Salad .....
- Crabmeat .....
- Egg Salad .....
- Cheese .....
- Salami .....
- Bologna .....
- Veggie (No Cheese)  
 Croissant/Pretzel
- Add Cheese .....
- Swiss, Mozzarella, Provolone, Cheddar,  
 American or Pepper Jack

### JACK'S "LITE" SIDE

- Garden Salad .....
- Lettuce, Tomato, Green Pepper,  
 Cucumber
- Chef Salad .....
- Lettuce, Tomato, Green Pepper,  
 Cucumber, Turkey, Ham, Provolone,  
 American
- Chicken Breast Salad  
 Chicken Caesar Salad
- Tuna Salad .....
- Crab Salad .....
- Happy Wraps .....
- Side Salad .....

Happy Wraps  
 Wheat & Spinach Available

### HOT STUFF

- Italian Beef .....
- on garlic bread
- Italian Beef .....
- Italian Sausage .....
- Italian Combo .....
- Beef-n-Cheddar .....
- on Steak Bun
- B.B.Q. Beef .....
- Motza Meatball .....
- Italian Chicken Sand  
 Grilled Chicken .....
- Traditional (lettuce, tomato, mayo)
- Chicken Bacon Swiss .....
- Traditional (lettuce, tomato, mayo)
- Turkey Bacon Club .....
- Traditional (lettuce, tomato, mayo)
- Western Burger .....
- Double Burger .....
- Italian Burger .....
- Steak Burger .....
- Turkey Burger .....
- Boca Burger (veggie)
- Nachos Deluxe .....
- 8oz 12oz .16oz

- Soup
- Jack's Chili
- Corned Beef on Rye ..
- Reuben .....
- BLT Sandwich .....
- Ex. Portion of Bacon
- Tuna Melt on Bagel .....
- Chicken Nuggets 6 pcs
- Mini Corn Dogs 6 pcs
- French Fries .....
- Smothered Fries
- Chili Cheese Fries

### HOT DOGS

- Daily Dog Deal .....
- Dog & Small Fry
- Hot Dog .....
- Vienna Chicago Style
- Chili Dog .....
- Cheese Dog .....
- Pizza Dog .....

### Big Meal Deals

- 1/2 Sub Meal Deal .....
- Chips & med drink
- Steak Burger Meal Deal .....
- 1/3 lb with fry & med drink
- Italian Beef Meal Deal .....
- fry & med drink
- Dog Meal Deal .....
- 2 dogs, small fry & med drink
- Soup & 1/2 Sandwich ..
- sm. soup & small drink
- Mini Meal Deal .....
- Mini sandwiches, side salad or  
 sm. soup & small drink

### KIDS STUFF

- Kiddie Fry & Kiddie Drink
- #1- 4 Chicken Nuggets
- #2- Plain Hot Dog .....
- #3- 4 Mini Corn Dogs
- #4- Classic Kids Meal
- Any of the above meals in a Classic Car
- Grilled Cheese
- PB&J .....
- Mac N Cheese .....

### Side Orders

- Bread & Butter .....
- Garlic Bread .....
- Pretzel Bites .....
- Side of Peppers .....
- Variety of Chips .....
- Nachos & Cheese .....
- Dill Pickle .....
- Nacho Cheese .....
- M&M, Choc Chip Cookie
- Coleslaw / Potato Salad
- 4oz 8oz

### Bread Choices

- French, White,  
 Wheat, 12 Gram, Rye, Steak Bun,  
 Bagel - White, Wheat, Rye ( extra)  
 Croissant or Pretzel Bread xtra

CLICK HERE TO VIEW OUR WEBSITE

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

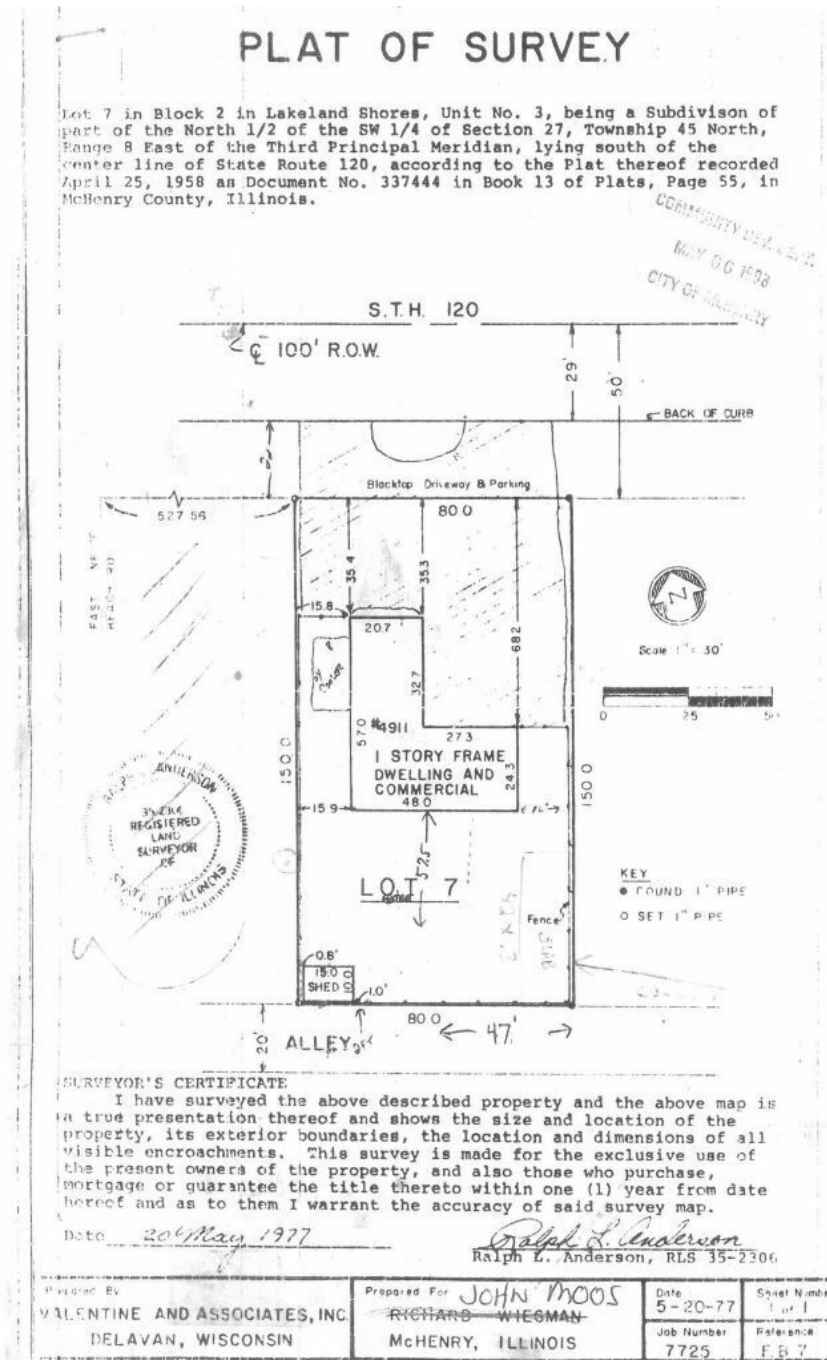


Senior Broker  
**Bruce Kaplan**  
 BruceK@PremierCommercialRealty.com  
 O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**  
 ShariH@premiercommercialrealty.com  
 O: 847.854.2300 x18 C: 312.671.3600

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

RETAIL



[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Senior Broker  
**Bruce Kaplan**

BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**

ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600



# HAPPY JACK'S FF&E

2/29/24

### Food Area Equipment

1	Gas Whirlpool Stove	\$100.00
8	Rair Cooking Systems (4 in use/ 4 back up)	\$6,000.00
1	Bun Steamer	\$50.00
1	6' Stainless Table	\$150.00
1	4' Stainless Table	\$125.00
1	3' Stainless Steamtable	\$350.00
1	True 2 door Sliding Refrigerator	\$1,000.00
2	900 Watt Microwaves	\$100.00
1	7' Randell Sub Prep Counter w/ Storage	\$1,700.00
1	Sharp Register	\$300.00
1	SAM4-5 Register Touch Screen	\$800.00
2	Bulb Fry Warmer Lights	\$100.00
1	Hobart Slicer	\$2,500.00
1	3' Stainless Table	\$150.00
1	4' True Sub Prep Refrigerator w/ 2 dr Storage	\$1,700.00
1	Large 3 Bay Comm. Sink (stainless)	\$475.00
1	Stainless Hand Sink	\$150.00
1	3x2 Ice bin 300 lbs	\$125.00
1	Soup Warmer Server ( holds 2 diff. soups)	\$200.00
2	6' Lite Menu Boards	\$150.00
1	3x2 Stainless Table	\$120.00
1	Hobart Slicer	\$900.00
2	400 LB Ice Machines	\$1,000.00
		<b>\$18,245.00</b>

### Ice Cream Area Equipment

1	Soda Fountain	\$21,000.00
1	True Upright Freezer	\$1,500.00
2	3-Head Blenders	\$1,500.00
1	Keurig Coffee Maker	\$100.00
1	Stainless Fudge and Caramel Warmer	\$250.00
	Glassware for Sundaes & Sodas	\$300.00
2	6' Lighted Menu Boards	\$400.00
1	stoltig Slush Machine	\$2,900.00
1	Sharp 550S Register	\$300.00
1	Mini Refrigerator	\$150.00
1	Vitamix Smoothie Blender	\$90.00
2	3x4 Storage Cabinets w/ Corian Tops	\$700.00
1	6x3 Register/Condiment counter	\$250.00
2	Leaded Glass Pieces	\$300.00
		<b>\$29,740.00</b>

### Seating Area

9	Booths	\$3,000.00
11	2-Person Tables	\$550.00
40	Padded Chairs	\$800.00
1	Samsung 4 Camera - Video	\$200.00
		<b>\$4,550.00</b>

### MISC. \*

1	Internatonal Cold Storage Freezer (outside)	\$12,000.00
1	Jordan Walk-In Cooler (inside)	\$1,000.00
1	Samsung Washing Machine	\$100.00
1	Whirlpool Dryer	\$300.00
1	Outside Sign and Talking Sign	\$2,800.00
		<b>\$16,200.00</b>

### Garage

1	Steamtable	\$150.00
2	Commercial 75 Gal Water Heater (New)	\$1,200.00
1	New 28,000 BTU Air Conditioner	\$1,100.00
		<b>\$2,450.00</b>

### Antique and Collectibles

2	Neon Coke Signs	\$400.00	1	4' Fishtail Coke Sign	\$750.00
1	Vendo Coke Machine V83	\$3,000.00	1	Horlicks Malt Dispenser	\$699.00
1	Green River Dispenser	\$275.00	2	Antique Coke Trucks	\$200.00
3	24 Bottle Coke Crates	\$100.00	1	Vendo Coke Machine	\$900.00
2	Lite Soda Signs Cocoa-Cola Fountain	\$400.00	1	Stadium Merchandiser (coke)	\$125.00
1	Horlicks Malt Canister	\$90.00	1	4x8 Porcelain Coke Sign	\$1,300.00
1	Peterson Print Fountain of Youth w/ Frame	\$900.00	1	Fishtail Sign	\$250.00
1	Coke Dispenser	\$700.00	2	Antique Blenders	\$200.00
1	2 Lid Coke Cooler Standard	\$600.00	1	Vendo V39 Coke Machine	\$1,800.00
1	Coke Barrel	\$450.00	1	Player Piano	\$1,800.00
3	Coke Dispenser	\$1,500.00	1	Westinghouse Standard Cooler	\$600.00
1	24' Coke Button	\$600.00	1	Sleigh Coke Sign	\$650.00
1	Westinghouse WC42T Coke Machine	\$1,850.00		Outside Coke Signs, Fishtail and Button	\$1,500.00
		<b>\$10,865.00</b>			<b>\$10,774.00</b>
					<b>\$10,865.00</b>
					<b>\$21,639.00</b>

(\*) Additional Misc. Items - too many to itemize

**GRAND TOTAL: \$92,824.00**