

Sandwich & Ice Cream Restaurant

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

For Sale

MLS #11986478

RETAIL



BUSINESS AND REAL ESTATE

\$460,000 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.

Note: Potential to rent out garage with 100 amp service for \$450-\$500/mo. for extra income.

Owner allocates \$320,000 for real estate and \$140,000 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:	\$10,472.10 (2023)
Gross Sales:	\$565,787 (2021) \$565,369 (2022) \$594,740 (2023)
Inventory Value:	\$6,000 (varies)
PIN #:	09-27-303-044

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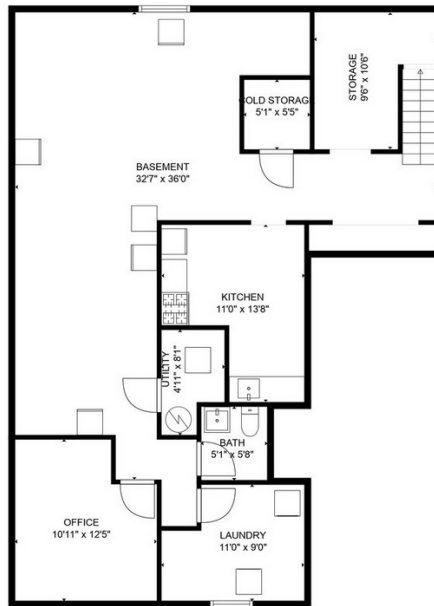
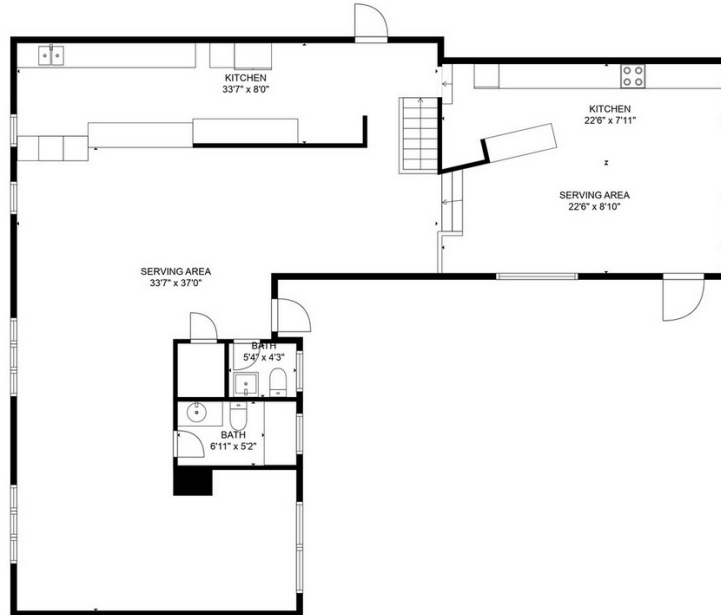
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FOUNTAIN DELIGHTS

Kids 1 2 3

- Cones
Sundaes ..
Turtles Sundae
Caramel Cashew
Snickers Sundae
Brownie Supreme
Old Fashioned Banana Split
Hot Fudge Banana Split
- Shakes Sm. Lg.
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 Sm Med Lg
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

HERSHEY'S

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

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

SENIOR CITIZEN DISCOUNT
10% EVERY DAY



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

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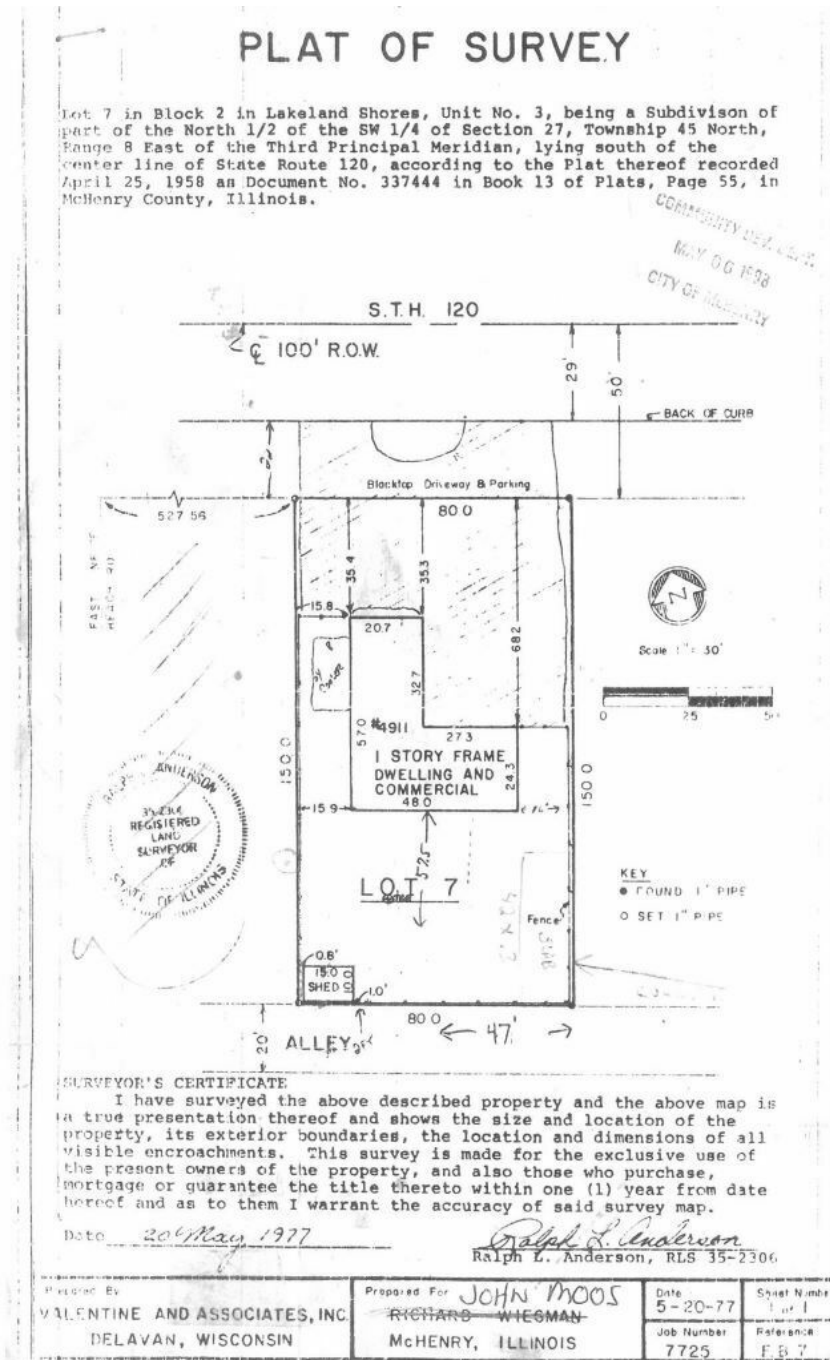
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HAPPY JACK'S FF&E

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
		<u>\$18,245.00</u>

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
		<u>\$29,740.00</u>

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
		<u>\$4,550.00</u>

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
		<u>\$16,200.00</u>

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
		<u>\$2,450.00</u>

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
		<u>\$10,865.00</u>			<u>\$10,774.00</u>
					<u>\$10,865.00</u>
					<u>\$21,639.00</u>

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

GRAND TOTAL: \$92,824.00