



UpRooted

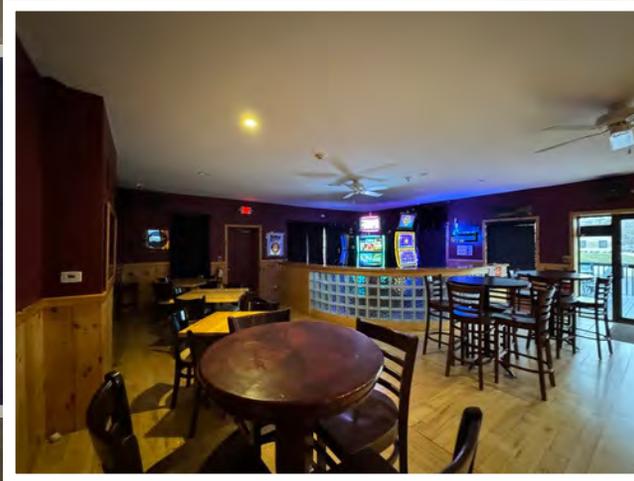
EAT · PLAY · DRINK

2816 W IL Route 120
McHenry, IL

For Sale

WELL PERFORMING FULL SERVICE RESTAURANT & BAR

WITH REAL ESTATE – \$1.45 MILLION IN SALES/YR



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$975,000
GROSS SALES:	\$1,450,000
LOT SIZE:	0.76 Acres
BUILDING SIZE:	5,450 SF
ZONING:	Commercial
PARKING:	On-site 30 Spaces
TRAFFIC COUNT:	18,100 VPD

PROPERTY HIGHLIGHTS

- ***\$1,450,000 in Gross Sales***
- ***Private dining areas for events***
- ***A spacious bar for socializing***
- ***Slot machines for added entertainment and revenue***
- ***Outdoor seating for warm-weather dining***
- ***Experienced Staff: Long-standing, dedicated team ensures continuity of service excellence***
- ***Historical Charm Meets Modern Functionality***
- ***Owner Financing Available***
- ***Farm to Table***

PROPERTY DESCRIPTION



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Here's your opportunity to own UpRooted Restaurant, one of McHenry's premier fine dining destinations. Located just a quarter mile east of the Fox River on the north side of Route 120, this property is rich in history and modernized for today's culinary excellence. Originally built in 1938 and expanded through the years, this property has undergone a stunning transformation since it was purchased in 2015. This turnkey sale includes real estate, land, building, recipes, supplies, and all equipment for a seamless transition.

The building was fully gutted and updated with a new roof, plumbing, electrical, and city water/sewer conversion. Handicap-accessible restrooms, a state-of-the-art kitchen, and tastefully remodeled dining and bar areas ensure a modern and comfortable guest experience. The dining room features new walls and ceilings for a welcoming environment, while the bar showcases beautiful hickory, hard maple, and pine finishes. The freshly painted exterior and large front deck enhance curb appeal and provide alfresco dining options. The property has a rich history as the McHenry Moose Lodge, and later an Off-Track Betting venue before its transformation into the UpRooted Restaurant.

As McHenry's top fine dining destination, this restaurant offers a **unique farm-to-table menu** and a commitment to quality and innovation. With upscale interiors, modern amenities, and a built-in customer base, UpRooted Restaurant is ready for its next chapter.

LOCATION DESCRIPTION

Nestled along the bustling corridor of IL Route 120 in McHenry, IL, this restaurant enjoys high visibility and convenient accessibility in a thriving commercial area. Positioned amidst a mix of local businesses, retail shops, and service providers, the location benefits from steady vehicular traffic and a vibrant community atmosphere.

McHenry is a growing suburban hub in the heart of the Fox River Valley, known for its welcoming charm, strong sense of community, and scenic surroundings. The restaurant is just minutes from downtown McHenry, with its historic charm, boutique shopping, and lively dining scene. Proximity to residential neighborhoods, schools, and parks ensures a steady stream of local patrons.

With ample parking and a central location along a key transportation route, this spot offers an ideal setting for a successful dining establishment poised to serve both the local community and passersby.

PROPERTY DETAILS

SALE PRICE	\$975,000
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LOCATION INFORMATION

BUILDING NAME	UpRooted
STREET ADDRESS	2816 Illinois 120
CITY, STATE, ZIP	McHenry, IL 60051

BUILDING INFORMATION

BUILDING SIZE	5,450 SF
REAL ESTATE INCLUDED:	Yes
FF&E	Included
GAMING	Yes 5
OUTDOOR DINING	Yes
RENOVATED	Yes 2017
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1960
YEAR LAST RENOVATED	2020

SALES

GROSS SALES:	\$1,450,000
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PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Restaurant
ZONING	Commercial
LOT SIZE	0.76 Acres
APN #	09-25-354-024
LOT FRONTAGE	191 ft
LOT DEPTH	150 ft
CORNER PROPERTY	No

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	30

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
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TAXES & VALUATION

TAXES (2023)	\$12,775.38
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UpRooted



CONCEPT & VISION

Blood, sweat, and tears have gone into making this full-service restaurant a remarkable success. Boasting numerous 5-star reviews, a farm-to-table menu featuring extensive gluten-free options, and a carefully curated wine list, this opportunity offers a rare chance to acquire a turnkey establishment. The property includes ample parking, a separate bar, distinct dining and banquet areas, and outdoor seating, allowing new ownership to start generating returns immediately.

FOOD MENU SAMPLE



AHI TUNA

Mixed-greens, Avocado, Radish, Beets



SURF & TURF

Crab Cake, Ribeye, Asparagus, Basil Cream, Mushrooms



CHILEAN SEA BASS

Black Rice, Cilantro Lime Sauce, Micro Greens



HEAVEN DESSERT

Selection of 4 Different Mini Desserts, All House Made

UpRooted Restaurant & Bar | 2816 West IL Route 120, McHenry, IL 60051

PIN: 09-25-354-002

Kitchen Equipment

- 2 TurboAir 72" Prep Coolers
- 1 Berg 72" Prep Cooler
- 1 Berg 30" Upright Freezer
- 2 Tri-Star Deep Fryers
- 1 Broaster Model 1800GH
- 1 Vulcan 36" Chophouse Grill
- 1 Southbend 36" 6 Burner Stove & Oven
- 1 Castle Pizza Oven
- 1 Duke Convection Oven
- 1 2 Hole Prep Sing with Drip Board
- 1 Hand Washing Sink

Extended Kitchen

- 1 Berg 82" 3 Door Cooler
- 1 Berg 72" Prep Cooler
- 1 APW Wolf 96" Soup Terrine
- 1 60" Stainless Steel Prep Table

Dry Storage

- 1 Berg 82" 3 Door Freezer
- 1 True 54" Combo Freezer Refridgerator

Back Hallway

- 1 BeverageAir 50" Beer Cooler

Basement

- 8 X 12 Walk-In Cooler
- 2 Upright Freezers
- 2 Crest Freezers
- Manitowoc Ice Maker Model IY0606A-261

Bar

- 1 True 96" Beer Cooler
- 1 BeverageAir 65" Beer Cooler
- 1 Berg 70" Beer Cooler
- 1 Berg 27" Upright Glass Cooler
- 1 Frigidaire 28" Upright Freezer
- 1 3 Hole Bar Sink with Drip Sides

EQUIPMENT NOT INCLUDED

- Dishwasher (Owned by EcoLab)
- 3 Coke Guns & Ice Bins, Pumps & other Related equipment (Owned by Coke)

EXTERIOR PHOTOS



INTERIOR





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INTERIOR
Photos
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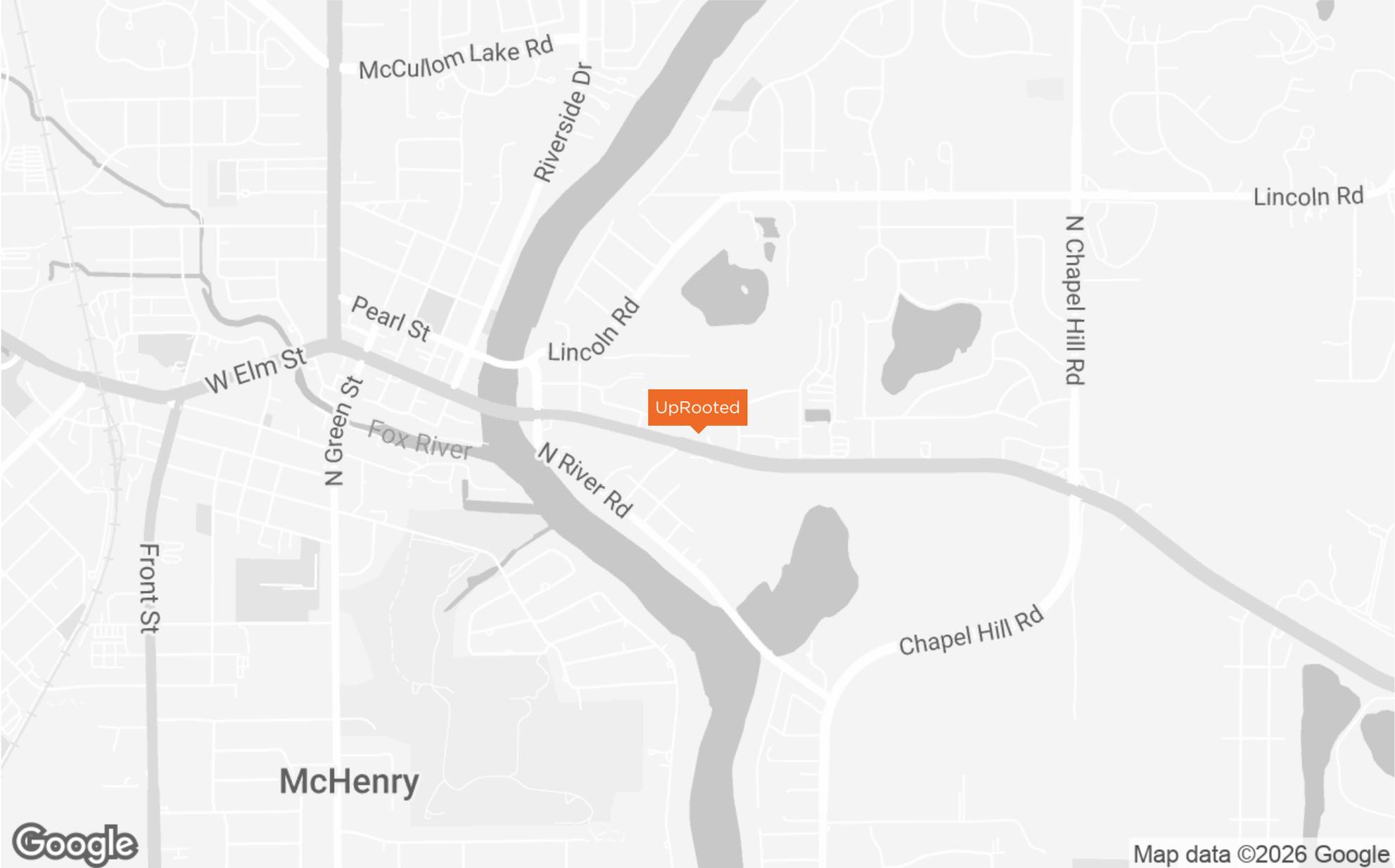
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[CLICK HERE FOR VIRTUAL TOUR](#)

REGIONAL MAP



AERIAL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

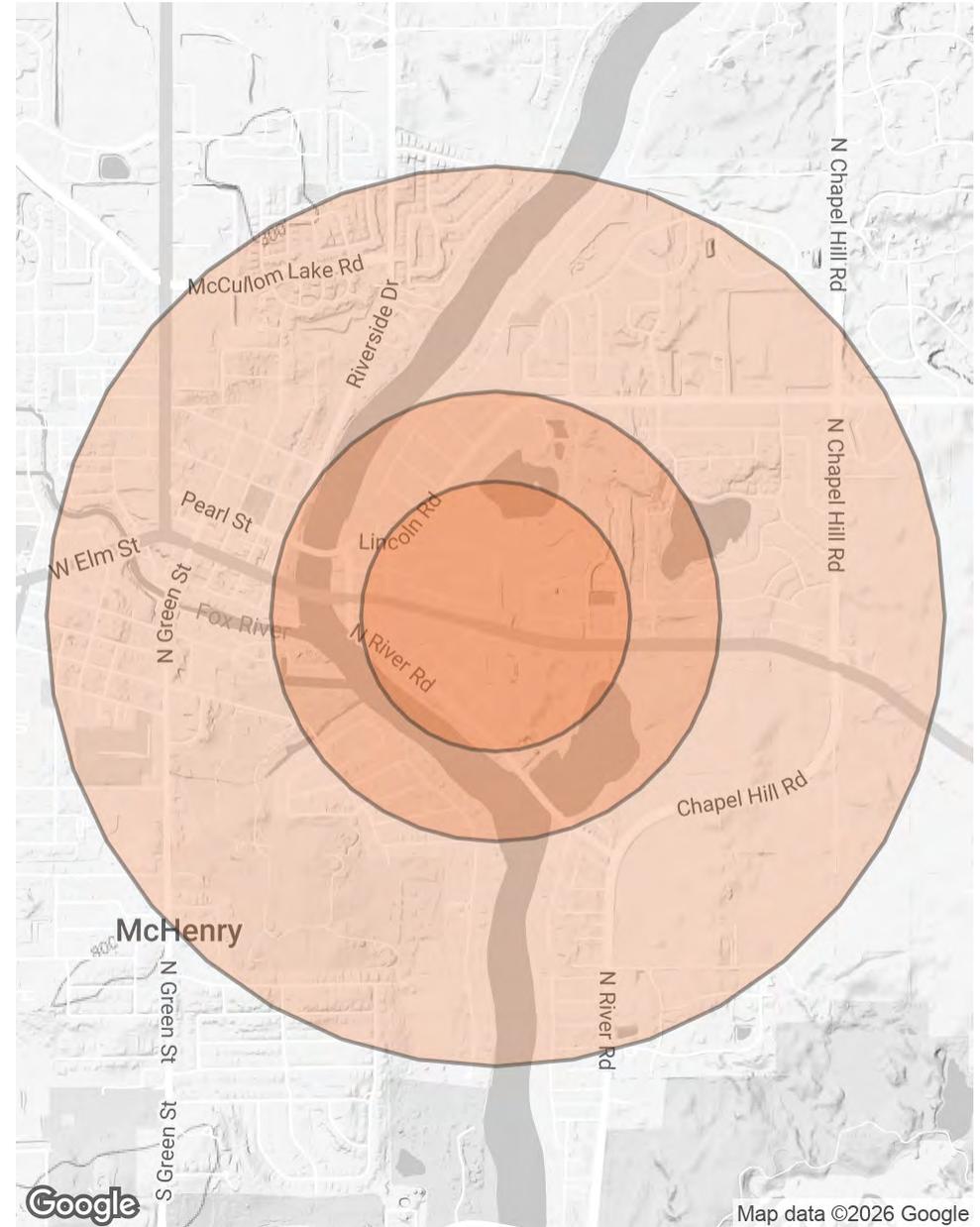
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	158	1,127	5,513
AVERAGE AGE	43	43	43
AVERAGE AGE (MALE)	43	43	42
AVERAGE AGE (FEMALE)	43	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	62	445	2,221
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$164,612	\$154,203	\$127,476
AVERAGE HOUSE VALUE	\$383,010	\$358,144	\$318,252

Demographics data derived from AlphaMap



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