

BAMBOOZELS – TURNKEY RESTAURANT & BAR WITH REAL ESTATE

101 W Main Street • West Dundee, Illinois 60118

Asking Price: \$1,300,000 **Sale Type:** Asset Sale – Business & Real Estate Included

Overview

A rare opportunity to own both the **building and the business** at one of West Dundee's best-known restaurant and bar locations — **Bamboozels**, a long-established favorite across the Fox River Valley.

The current operator is also the property owner and is offering a **complete turnkey asset sale** including:

- The **real estate** (estimated at \$1.1M)
- The **business name and goodwill**
- All **furniture, fixtures, and equipment (FF&E)**
- Licenses, recipes, and brand assets
- Option to purchase **inventory** at closing (estimated at ~\$50,000, negotiable)

The sale represents a seamless transition for a new owner to take over and operate without interruption — or to lease the property to a new operator and retain the established goodwill of this successful venue.

Property Highlights

- **4,800 SF two-level restaurant/bar** plus full basement for prep and storage
- **Completely remodeled** from top to bottom, blending 1930s character with modern finishes
- **Main bar and dining area:** granite bar tops, stone accent walls, 12 draft lines, and 9 mounted TVs
- **Upstairs event space:** private bar, two restrooms, and office with full bath — ideal for parties, banquets, or meetings
- **Basement:** commercial prep area, dishwashing station, liquor cage, walk-in coolers, and ample storage
- **Outdoor patio seating** and a **walk-up window** for takeout and delivery
- **5 licensed video gaming machines** for additional revenue
- **New HVAC units** and updated kitchen/bar equipment
- **Ample public parking** in adjacent Village lot and along Main Street

Business Highlights

- **Asset sale** – includes business name, goodwill, FF&E, and licenses
- **FF&E valued at approx. \$100,000** (included)
- **Goodwill and brand assets valued at approx. \$100,000** (included)
- **Inventory approx. \$50,000** (negotiable, not included)
- **Real estate valued at approx. \$1.1M** (included)
- **Turnkey operation** – fully functional and ready to continue service
- **Established reputation** for quality, comfort food, and family-friendly atmosphere

- **Proven sales history** with consistent community support and strong local following

Location & Market Overview

Located in the heart of **historic downtown West Dundee**, the property sits directly across from the **RocHaus concert venue**, one of the area's most popular destinations for live entertainment.

The location benefits from:

- Steady **foot traffic** from events, nightlife, and local festivals
- Close proximity to **Route 31 and I-90**
- **High walkability** (Walk Score 88 – “Very Walkable”)
- Surrounding development of new residential and retail projects boosting long-term demand

This is a **vibrant and growing downtown district**, making it ideal for an experienced operator or investor seeking a unique blend of property ownership and business opportunity.

Growth & Expansion Potential

The upstairs event space offers immediate potential for **private parties, banquets, and live music**, with catering and offsite events as logical extensions. Additional growth opportunities include:

- Expanding gaming and beverage promotions
- Increasing delivery and online ordering
- Extending hours or adding brunch and entertainment programs

With the groundwork already established, a new owner can build on the Bamboozels name or rebrand while maintaining the strong existing customer base.

Financial Summary

Category	Estimated Value Included in Price	
Real Estate (Building & Land)	\$1,100,000	✓ Yes
Furniture, Fixtures & Equipment (FF&E)	\$100,000	✓ Yes
Goodwill, Licenses, Recipes, Brand Assets	\$100,000	✓ Yes
Inventory (Food, Liquor, Supplies)	\$50,000	✗ No – negotiable
Total Asking Price	\$1,300,000	—

Estimated **market NOI** (based on fair rent) ≈ **\$102,000 annually**

Detailed financials available to qualified buyers upon request.

Transition & Sale Terms

This is an **owner-operated business**, with the current owner (Bamboozels) offering **support during the transition** to ensure a smooth handoff.

Seller is **not offering financing**; all offers should be **cash or buyer-arranged financing**.

101 W MAIN ST, WEST DUNDEE, IL 60118

 **Contact**

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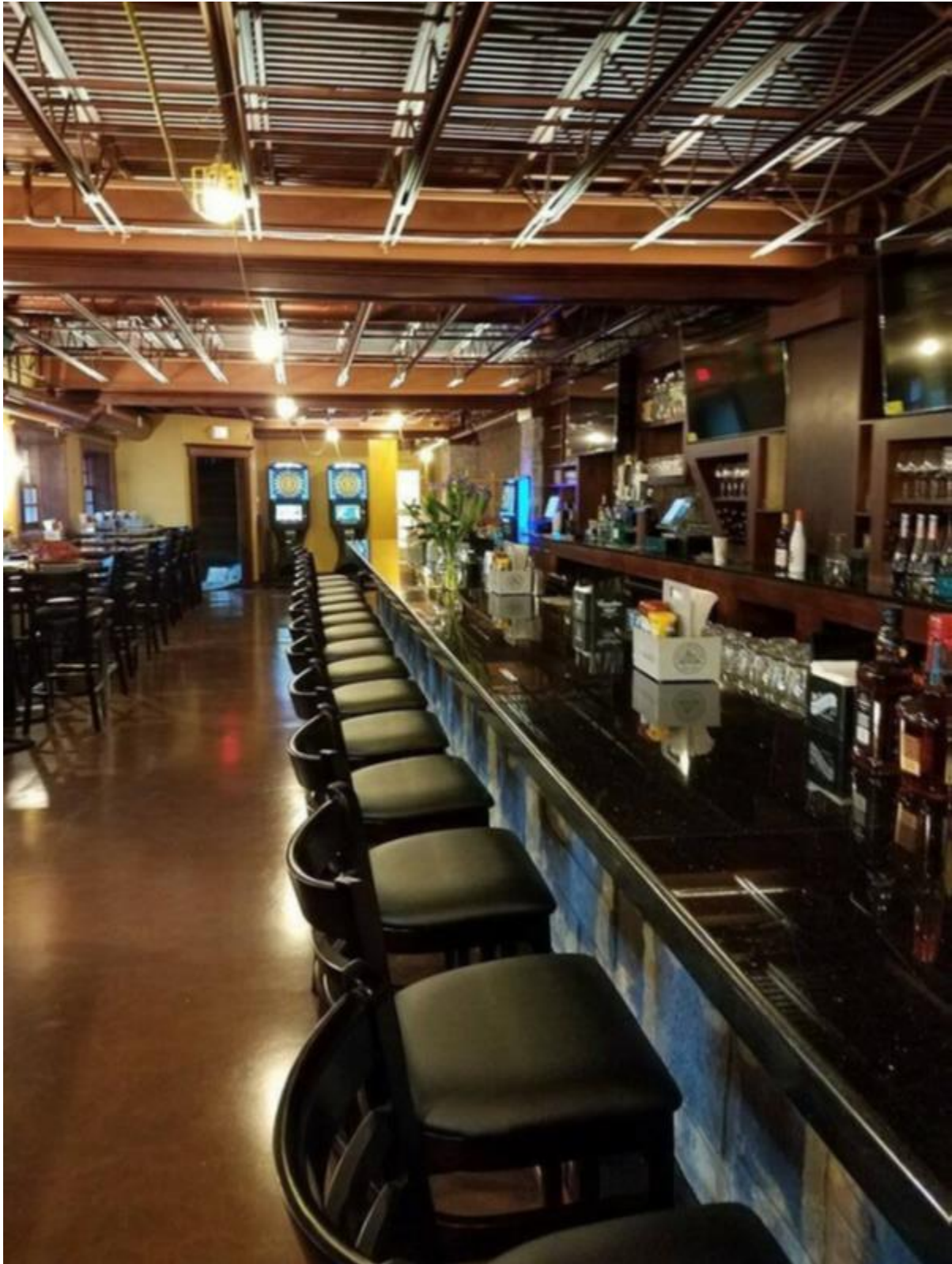
 **Property Photos**



101 W MAIN ST, WEST DUNDEE, IL 60118



Main Floor Dining and Bar



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Upstairs Fusion Lounge



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Location

