

Tony D's
7725 W Belmont Ave, Elmwood Park, IL
60707
Founded in 2021



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Tony D's, located at 7725 W Belmont Ave in Elmwood Park, Illinois, makes a great investment opportunity in a well-established market. The business has consistently demonstrated solid revenues, with gross revenue reaching \$938,853 in the previous year. A significant highlight is the gaming revenue, which contributed \$161,355, underscoring the establishment's popularity and profitability. The versatile 5,350 square-foot space, which includes seating for 90 indoors and 25 outdoors, is well-suited for continued growth, particularly in the high-margin gaming segment. With its prime location, strong customer base, and potential for further revenue streams, Tony D's is poised for sustained success in the Elmwood Park market



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Tony D's, located at 7725 W Belmont Ave, Elmwood Park, Illinois, offers a distinctive investment opportunity by combining a well-established business with a prime location and a versatile business model. This property, which was re-concepted in 2021, is strategically positioned at the bustling intersection of W Belmont Ave and Harlem Ave, presenting a significant value proposition with its blend of high gaming revenue, versatile facilities, and broad usability that appeals to various business concepts.

Elmwood Park provides an ideal backdrop for this investment, characterized by its robust local economy and a demographic profile that supports high levels of discretionary spending. The property's location in a dense and economically vibrant area enhances its appeal as a commercial hub. The proximity to major thoroughfares and public transit options increases its accessibility and visibility, crucial factors in attracting both regular patronage and passing trade.

The property spans 5,350 square feet, including a spacious dining area that accommodates 90 indoor seats and 25 outdoor seats. This configuration supports the existing restaurant and bar business while also offering potential for additional revenue streams. The high gaming volume, which generated \$161,355 in revenue in the previous year, is a significant contributor to the business's income, and the property's setup is conducive to further expanding this revenue stream. Additionally, the space is versatile enough to accommodate events, providing an additional income opportunity.

Elmwood Park's demographic profile, with a high rate of employment and above-average household incomes, suggests a favorable environment for both casual dining and nightlife. The property's layout is well-suited for hosting events, making it a popular spot for gatherings in the community. There is significant potential to expand the current business model to include more diverse dining options, such as introducing new menu items or themed nights, which could cater to wider tastes and attract a broader customer base.

The recent upgrades have equipped Tony D's with modern facilities and a design that meets current market expectations for style and functionality. New owners will benefit from a turnkey operation where much of the

initial setup and design work has already been completed to a high standard. This allows them to focus on business growth and enhancing operational efficiency from day one.

Investing in Tony D's offers more than just a traditional restaurant space; it provides a multi-faceted business environment in a key location with significant growth potential. Whether continuing with the current business model or introducing new concepts, this property promises to be a profitable venture for any discerning investor. Its ability to adapt to various uses, combined with the existing high-quality facilities and the vibrant local market, makes it a standout opportunity in the Elmwood Park real estate and business landscape.

The Opportunity

Tony D's offers a significant opportunity for investors looking to capitalize on a versatile business model in a thriving market. Located at the prime intersection of W Belmont Ave and Harlem Ave in Elmwood Park, Illinois, Tony D's is well-positioned to leverage the area's robust economic and demographic profile. The Elmwood Park community is characterized by a high population density, strong household incomes, and a consumer base that actively engages in both dining and gaming, making it an excellent environment for continued growth and profitability.

Addition of Pizza and Expanded Menu Options:

The current setup at Tony D's is primed for the addition of a pizza operation, which would cater to a broader customer base and meet local demand for diverse dining options. By incorporating pizza into the menu, Tony D's can attract family-oriented customers and increase dine-in and takeout orders, especially during peak hours. This expansion aligns perfectly with the community's preference for casual dining experiences, which are both convenient and family-friendly.

Third-Party Delivery Apps and In-House Delivery Services:

The introduction of third-party delivery apps such as Grubhub, DoorDash, and UberEats would open new revenue streams by reaching customers beyond the immediate vicinity. In addition, establishing an in-house delivery service could cater to the local community's demand for convenience, further enhancing Tony D's competitive edge in the Elmwood Park market.

Gaming Revenue Expansion:

Elmwood Park is known for its favorable environment for gaming, and Tony D's is already benefiting significantly from this with gaming revenue reaching \$161,355 last year. There is substantial potential to expand this revenue stream by increasing the number of gaming terminals or offering gaming-related promotions and events. The local demographic's interest in gaming presents an opportunity to maximize profitability in this high-margin segment.

Event Hosting and Community Engagement:

The 5,350 square-foot space at Tony D's is ideal for hosting a variety of events, from private parties to community gatherings. By marketing the venue as a premier event space, Tony D's can tap into additional revenue streams while building stronger ties with the local community. This could include themed nights, live music events, and partnerships with local organizations to host community-focused activities.

Real Estate Acquisition:

Investing in Tony D's is not just about acquiring a business; it also includes the real estate, which adds significant value to the overall investment. Owning the property allows for greater control over future business decisions, such as renovations, expansions, or even leasing parts of the space to other businesses. The real estate component also provides a hedge against market fluctuations, ensuring a stable, long-term investment.

Strong Operational Foundation

Experienced and Knowledgeable Staff:

Tony D's already has a well-trained and experienced staff in place, ensuring smooth day-to-day operations. This team is familiar with the local market and has built strong relationships with regular customers, which is crucial for maintaining high levels of service and customer satisfaction. The staff's expertise provides a solid foundation for any new owner to build upon.

Elmwood Park's Economic Environment:

The economic environment in Elmwood Park is particularly conducive to the success of businesses like Tony D's. The area's high employment rate and above-average household incomes suggest a consumer base with disposable income to spend on dining and entertainment. This economic stability, combined with Tony D's established presence and strong local reputation, creates a favorable scenario for continued growth.

Tony D's presents a multi-faceted investment opportunity with substantial upside potential. Whether by expanding the menu, introducing new services, or capitalizing on the existing gaming revenue, there are numerous avenues for growth. The inclusion of real estate in the sale adds an extra layer of value, making this a standout opportunity in Elmwood Park. With its strategic location, established customer base, and numerous

expansion possibilities, Tony D's is poised to deliver strong returns for any savvy investor looking to enter or expand within the hospitality industry.

Well established – Stellar Reputation

Business Details:

- **Price:** \$1,500,000 w/property / business only: \$500,000
- **Gross Sales:** \$938,853
- **Seller's Discretionary Cash Flow (SDE):** Business only: \$149k Business w/Property: \$269,000

Address Details:

- **Address:** 7725 W Belmont Ave, Elmwood Park, IL 60707
- **County:** Cook
- **Major Intersection:** W Belmont Ave & Harlem Ave
- **Year Established:** 2021 (Re-concepted into Tony D's)
- **Current Owner Since:** 2018
- **Franchise or Independent:** Independent
- **Owner Financing Available:** N/A
- **Owner's Role:** Absentee
- **Name of Mall / Shopping Center:** Freestanding
- **Anchor Tenants:** Self Anchored
- **Parking:** Ample Street/Lot
- **Basement:** None
- **# of Seats (Inside & Outside):** 90 Inside/Up to 25 Outside
- **Days/Hours of Operation:** Mo-Sa 10a-2a, Su 11a-2a

- **Number of Employees (Full & Part-Time):** 10
- **All Licenses Required:** Business, Health, Liquor, Gaming
- **Gaming is Allowed:** Yes
- **Gaming Currently In Establishment:** Yes
- **Square Footage:** 5,350
- **Current Lease Expiration (Month/Year):** Will sign new lease
- **Option Periods (How Many & # Of Years):** New lease w/options
- **Total Monthly Gross Rent:** \$10,000 NNN/mth
- **Utilities Metered Separately:** Yes
- **Value of FF&E:** \$200,000
- **Value of Inventory:** \$30,000

Front



Seating 1 of 2



Seating 2 of 2



Bar Area



Bar 2 of 2



Bathroom



Kitchen Line



Walk-In Cooler



Storage/Dish Washing Area



Prep Area





This is a highly confidential sale. Please stop out to the location first as a customer. Showings by appointment only outside of business hours.

Please contact Ted with any additional questions or if you would like a showing.

Ted Aretos

Market Partner

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