

# New Full-Service Pizza Restaurant - Top Midwest Franchise

DuPage County, IL

Seller Financing Available



**Asking Price:** ↓ **\$625,000**      **Cash Flow:**      **\$105,000**

Gross Revenue:	\$1,000,000	Inventory:	\$16,500
EBITDA:	\$105,000	Rent:	\$6,595 per Month
FF&E:	\$800,000	Established:	2019

## Business Description

\*\* PRICE REDUCED \*\*

Totally brand-new Kitchens, Dining rooms, Bar, Banquet space and Outdoor area! The owners cut no corners on this leasehold build-out with the finest brand new FF&E.

Top Chicagoland franchise right in heart of County Seat. Features a dine-in menu, carryout/delivery & catering menu, in addition to a private party menu and a full liquor license.

Prime retail space in a busy neighborhood mall, at a busy, high traffic intersection.

Owners do not manage day to day operations leaving this the ideal owner operated opportunity.

\*\* NEW \*\*

The immediately adjacent 1,000 sq ft CORNER UNIT has just become available! This END-CAP space can be developed with a modest investment and can enhance overall unit curb appeal and offer lucrative drive-thru services. LANDLORD is HOLDING this space for the potential new owner.

## Detailed Information

**Location:** DuPage County, IL

**Inventory:** Included in asking price

**Real Estate:** Leased

**Building SF:** 5,000

**Lease Expiration:** 6/26/2023

**Furniture, Fixtures, & Equipment (FF&E):** Included in asking price

**Competition:** BANQUETS / PRIVATE PARTIES are BACK! Now post Covid, folks are gathering and this lucrative segment has returned! Graduations / B-days / Family Reunions / Anniversaries / Rehearsal Dinners! Excellent semi-private space, perfect menu choices and most importantly the affordable costs have helped increase this PROFITABLE part of the business!

**Growth & Expansion:** Excellent opportunity to continue w/strong Franchise brand and the assistance that it provides. Has established itself now in a community of strong demographics of over 60,000. Future growth potential also with introduction/expansion into craft beer sales ala Brewpubs. Future growth, now post Covid, with their currently featured local artist live music showcases. Large Attractive bar & dining room space works great for this along w/plenty of parking, etc. Partnering with local area breweries to help promote this can further expand customer base to nei

**Support & Training:** One week on-site comprehensive training, up to 30 days overall.

**Reason for Selling:** Owners invested \$900K in a beautiful space and wish to move on.

**Franchise:** This business is an established franchise