

**DOWNTOWN
GALENA INVESTMENT
OPPORTUNITY!**



**117 South Main Street
Galena, IL 61036**

Property is For Sale or Lease

- Retail Opportunity in historic downtown Galena.
 - One of the finest retail buildings for sale, centrally located on South Main Street.
 - Built in 1853 & renovated in 1985, 16' ceilings, create a "one of a kind" 1st floor showroom, accented by a grand staircase to the 2nd floor.
 - One of best maintained properties in Galena.
 - Building has outstanding visibility & easy access.
- ❖ Sale Price - \$118.45 per SF.
 - ❖ 2 Large floors – 3,360 SF each.
 - ❖ Lease Rate is \$9.46 per SF Net, plus real estate taxes & insurance.
 - ❖ Featuring a grand open staircase. and dual access from Bench Street.
 - ❖ Current Home of Gabby's Gifts.
 - ❖ Occupancy – February 1, 2021.

**Galena's Finest Building!
List Price - \$796,000
Prime Retail Location**

One of Galena's Best Retail Opportunities

Seller's Designated Agent:

Ray Oczak, SIOR, CCIM
NAI Ruhl Commercial Company
Vice President – Tri States Region
(630) 494-4700 Cell

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Invest in 117 S. Main Street in historic downtown Galena. The building is one of Galena's finest retail buildings, centrally located on South Main Street in the busiest downtown shopping area. Galena has very few retail buildings offering over 6,700 SF of retail space on two floors.



117 S. Main Street is clearly one of the finest retail properties in downtown Galena. The building is 6,720 SF on two levels with a grand open staircase to the upper floor. The 2nd Floor also has delivery & access from Bench Street.

For more Information

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