

**GALENA INVESTMENT  
OPPORTUNITY  
STOPLIGHT CORNER  
US HIGHWAY 20 !**



**11358 Industrial Drive  
Galena, IL 61036  
Investment Property Sale / Lease**

- 5,655 SF Office / Retail Building.
- Located at a full Stoplight Intersection of US Highway 20 & Industrial Drive.
- The existing monument sign is included in the offering & 29.3% is available for use.
- The estimated traffic count on US Highway 20 is 12,000 vehicles per day.
- One 1,655 SF Unit is vacant & available for Immediate Occupancy.
- Onsite parking for 53 cars.

**READY FOR IMMEDIATE OCCUPANCY!**

**List Price - \$1,129,000  
Building is 70.7% Leased  
Anchored by Riverview Center**

- Invest in Galena Real Estate!
- Two Tenant Office / Retail Building
- One of the best locations on US Highway 20 in Galena.
- Projected Net Operating Income, fully leased is \$82,523, (1,655 SF).
- Offered for sale at a 7.3% CAP Rate.
- Riverview Center has an 11 year lease, with 2.0% Annual Escalations

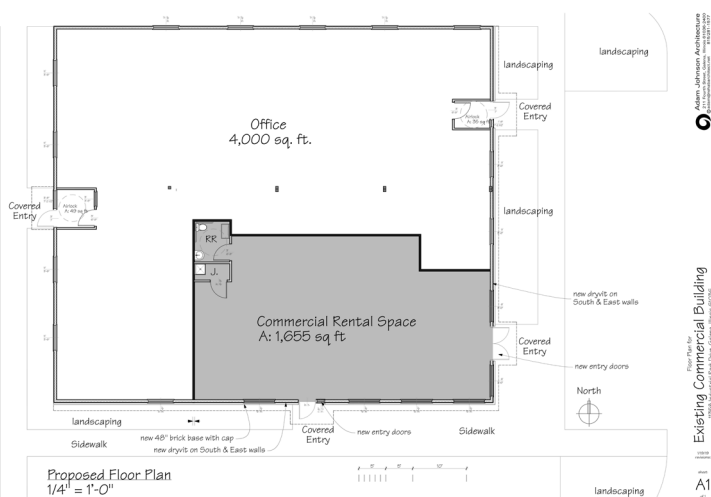
**Seller's Designated Agent:**

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

[ROczak@RuhlCommercial.com](mailto:ROczak@RuhlCommercial.com)



## US Highway 20 & Industrial Drive, Galena, IL



- Outstanding Retail Galena Location!
- Completely, redeveloped Building.
- Stoplight Corner on US Highway 20.
- Estimated Traffic Count – 12,000 vehicles daily.
- Building is approximately 5,655 SF.
- Land Site is 40,075 SF, Parking for 53 cars.
- Designed for two Tenants.
- Building has City Water & Sanitary Sewer.
- New Parking Lot & Landscaping.
- Outdoor monument sign is included.
- Seller has removed the underground gas tanks and has a “No Further Action Letter” from the Illinois EPA.

### For more Information

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