

RESTAURANT / RETAIL
GALENA INVESTMENT
OPPORTUNITY!



9919 US Highway 20
Galena, IL 61036

Property Features:

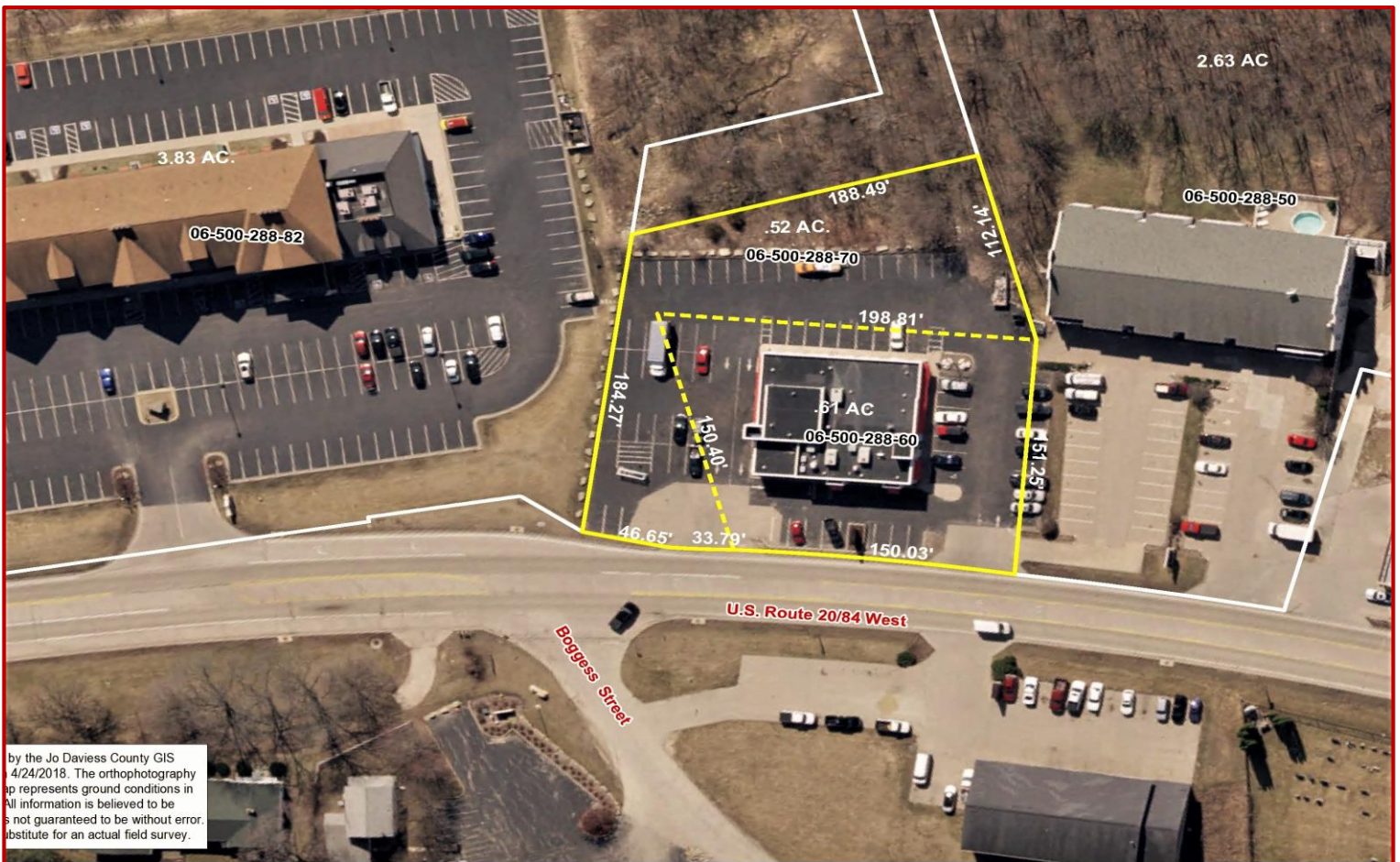
- Former Happy Joes Franchisee.
 - Exceptional Location on US Highway 20.
 - Price includes building and real estate only.
 - Any future Happy Joes franchise inquiries must be made to Happy Joe's Pizza & Ice Cream.
 - Restaurant equipment & furnishings will be sold separately from the real estate.
 - Building has a liquor license, "drive thru" and total seating capacity for 259 patrons.
- Price is \$125.00 per Building SF
 - Building is in excellent condition, recently remodeled in 2016.
 - Great visibility and easy access.
 - Fantastic Galena retail location 6 miles from the Galena Territory.
 - Retail redevelopment opportunity.
 - "As built" drawings are available.
 - Owners are retiring.

List Price - \$781,000
6,250 SF and a "Drive Thru"
1.13 Acres / 77 Car Parking

ONE OF THE BEST LOCATIONS IN GALENA!

For more information

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by the Jo Daviess County GIS
4/24/2018. The orthophotography
represents ground conditions in
All information is believed to be
is not guaranteed to be without error,
substitute for an actual field survey.

Happy Joe's ~ 9919 US Highway 20 West, Galena IL 61036

Perhaps the best retail location in Galena. Building and real estate are for sale only. Restaurant Equipment is negotiable. Building is 6,250 SF with 77 car parking in a highly visible location on US Highway 20. Building was recently remodeled in 2016.



- Exceptional Investment Opportunity!
- The most visible location on US Highway 20, East of downtown Galena.
- Building is in excellent condition.
- Property is priced to sell for restaurant retail or future shopping center uses.
- Invest in a stable Galena Economy with over 1,000,000 visitors per year.
- Total seating capacity – 259 patrons.
- Owners are retiring.

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