



1980 National Blvd.
available for Sale
Galesburg, Illinois
0.73 Acre Lot



Jerry Dahl

Designated Broker, Dahl Real Estate

Ph: 309-368-5671 | jerry@dahlrealty.com

1115 Knox Hwy. 25, Galesburg, Illinois 61401

www.dahlrealty.com



Available for Sale.



PROPERTY INFORMATION:

Asking Price:	\$695,000
Property Type:	A Two-Unit Special Purpose Property (Credit Union)
Address:	1980 National Blvd. Galesburg, Illinois
County:	Knox
Parcel Number:	99-03-153-003
Brief Legal:	Henderson Sandburg Sub. PT NW S3 T11 R1 EX S12.27 Lot 2
Land Size	31,799 sq. ft. or o.73 acre
Building Size:	4,500 Sq. Ft.
Age:	Built in 1989, (remodeled in 2002) (Suite 2 remodeled in 2023)
Foundation:	100% Cement Slab.
Exterior Materials:	
Roof Cover:	Rubber membrane, Assumed Average Condition
Walls:	Dri-Vit and Concrete Block (Average Condition)
Windows:	Double Pane in Aluminum frames, average condition.
Doors:	Stationary Glass in aluminum frames or steel, average condition.
Restrooms:	(2) Restrooms in Credit Union Suite, (1) Unisex restroom in office suite.
HVAC:	(2) Rooftop-mounted gas forced-air furnaces w/central air.
On-Site Parking	Ample, Concrete Parking lot for 20+ vehicles, Good Condition
Zoning:	B-2 Commercial
Utilities	Separate utilities:
Leases: 1200 Sq. Ft. Annual Rent: \$17,691.00 Monthly Pmts. Renewal Note:	Edward Jones (Suite 2) (Expires September 30, 2027) with an additional option to renew for a five-year extension subject to current rent rates in the area. Option to Renew Provided Lessee is not in default of the Lease, Lessor will grant Lessee an option to renew this Lease for One (1) additional period of Five (5) years with Three (3) months' notice at a mutually agreeable Fair Market Rental at the time of renewal. Lessor shall provide written notice of the then Fair Market Rental within ten (10) days of receipt of Lessee's notice to renew. Lessor and Lessee shall reach agreement on the renewal rate within an additional twenty (20) days, or the renewal shall become voidable by Lessee.

1980 N. National Blvd. Galesburg, Illinois

4,500 SF. Building Galesburg, IL 61401
High Visibility Location

The property is located along a busy roadway, ensuring excellent visibility and exposure.

Professional Office Building

Commercial Lot: 0.73 Acres

Business-Friendly Features

Ample parking and an established commercial presence make the property ideal for new ventures and steady customer traffic.

Commercial Lot 1.6 Acres



For-Sale a two-unit commercial property with unique specifications. One unit is specifically designed to serve as a credit union, while the other unit functions as general office space. The property is located at 1980 National Blvd, Galesburg, IL. It encompasses a site area of 31,799 square feet, featuring a 4,500 square foot concrete block building along with a substantial concrete parking lot. The property is situated on the east side of the heavily trafficked N Henderson Street, within a high-density area comprised of similar commercial establishments.

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1980 National Blvd., Galesburg, Illinois



Available for Sale

East Exposure



Suite 1 Credit Union Area



Teller Station



Private Office 1



Private Office 2



Drive Up Station Tube



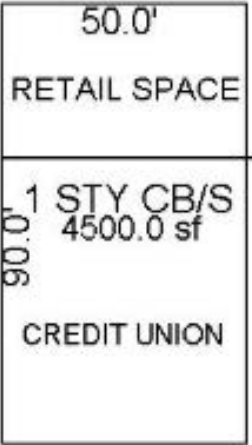
Access Road from N. Henderson St.



CREDIT UNION

HERITAGE CREDIT UNION

10 PLUMBING FIX
CA
14,975' CON PARKING LOT
25X22 DRIVE THRU CNPY
2 PNEUMATIC TUBE SYSTEM
6X14 CNPY



REMODELED 2002
BUILT 1989

99-03-153-003



