

227-235 East Main Street
Galesburg, IL 61401

Cross Country Commercial

Office: 1.800.416.4976

www.crosscountrycommercialrealty.com



Asking Price: \$385,000.00

- 227- Wordsmith Bookshoppe- 2,600 sq ft
 - Rent: \$2,125 a month, Lease ends July 31, 2022
- 229- Vacant- 1,400 sq ft(Currently being used by RAES, until vacancy is filled.
- BASEMENT- RAES(Regional Alternative Education Services)- 4,000 sq ft
 - Rent- \$1,200 a month, Month to month lease. Would sign lease if needed.
- 235- Jimmy Johns- 2,600 sq ft
 - Rent- \$2,190 a month, Lease ends November 30, 2024
- Expenses:
 - Utilities- \$2,400
 - Taxes- \$12,800
 - Insurance- \$3,481

NOI: \$47,499, 11.8% cap rate

Fully Renovated in 2015

