



472 E BERRIEN ST

GALESBURG, IL 61401

RETAIL/INDUSTRIAL PROPERTY FOR SALE

MADISON MALOOF

309.693.3000

madison@malooftcom.com


MALOOF
COMMERCIAL
Real Estate Company

2411 W. Cornerstone Court, Peoria, IL 61614 | 309.693.3000 | malooftcommercial.com

RETAIL/INDUSTRIAL PROPERTY FOR SALE

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GALESBURG, IL 61401



LOCATION DESCRIPTION

Nestled in the industrial and commercial hub of Galesburg, this location offers a dynamic environment for industrial and flex space investment. Positioned in close proximity to key transportation arteries and major interstates, the area provides seamless connectivity for logistical operations.

Nearby, investors will find local amenities and services to support their enterprise, including dining options, lodging facilities, and retail establishments. The strategic location of this property in Galesburg presents an attractive opportunity for industrial and flex space investors seeking an ecosystem to enhance their business operations and potential for growth.

PROPERTY HIGHLIGHTS

- 17,250 total sq. ft. industrial/flex building
- Zoned MI for light industrial, retail, storage, etc.
- Highly accessible location close to downtown
- Former hardware store and warehouse
- Space has been cleared of all fixtures

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	1.08 Acres
Building Size:	17,250 SF

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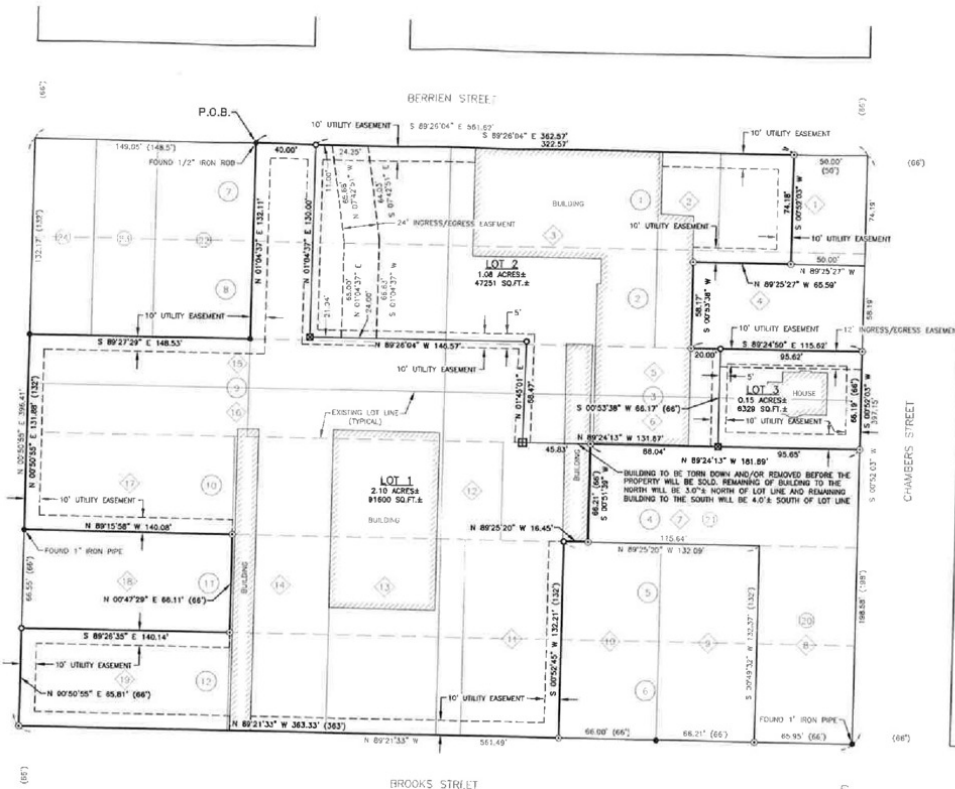
RETAIL/INDUSTRIAL PROPERTY FOR SALE

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GALESBURG, IL 61401

PEOPLE'S LUMBER AND COAL COMPANY SUBDIVISION

PART OF BLOCK 56, FIRST SOUTHERN ADDITION TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.



SPECIAL NOTE:

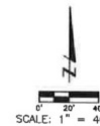
PEOPLE'S LUMBER AND COAL COMPANY SUBDIVISION CURRENTLY PART OF P.N. 99-14-154-015 AND P.N. 99-14-154-022

PEOPLE'S LUMBER AND COAL COMPANY SUBDIVISION



LOCATION MAP

NO SCALE



COUNTY CLERK

STATE OF ILLINOIS } ss
COUNTY OF KNOX }

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATE. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL SUFFICIENT FEES IN CONNECTION WITH THE ATTACHED PLAT.

DATED THIS _____ DAY OF _____, 2024, A.D.

COUNTY CLERK

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS } ss
COUNTY OF KNOX }

APPROVED THIS _____ DAY OF _____, 2024, A.D.

CITY OF GALESBURG PLANNING AND ZONING COMMISSION

CITY OF GALESBURG

STATE OF ILLINOIS } ss
COUNTY OF KNOX }

EXAMINED AND APPROVED BY THE CITY COUNCIL OF GALESBURG

ON THIS _____ DAY OF _____, 2024, A.D.

CITY CLERK - CITY OF GALESBURG

NOTES:

1. INDICATES 3/8" IRON ROD WITH PLASTIC CAP FOUND IN PLACE.
2. INDICATES 5/8" IRON ROD UNLESS NOTED OTHERWISE FOUND IN PLACE.
3. INDICATES 5/8" x 30" REBAR WITH PLASTIC CAP SHOWN "BET" INC. SET THIS SURVEY.
4. INDICATES CONCRETE SURVEY MARKER SET THIS SURVEY.
5. INDICATES CUT 1" x 4" W/ CONCRETE SET THIS SURVEY.
6. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
7. BEARINGS AND DISTANCES IN PARENTHESES ARE THOSE OF RECORD; ALL OTHERS ARE FIELD MEASUREMENTS.
8. DATE OF COMPLETION OF FIELD WORK: 04/15/2024.
9. FIELD BOOK: 33-14 PAGES 58-59 AND FIELD BOOKS 24-63 PAGES 13 AND 34.
10. TOTAL AREA OF SUBDIVISION 3.33 ACRES / 145,160 S.F.A.
11. INDICATES LOTS IN FIRST SOUTHERN ADDITION TO GALESBURG, RECORDED IN DEED BOOK 21 PAGE 406.
12. INDICATES LOTS PER 1881 SUBDIVISION BY KNOX COUNTY, RECORDED IN DEED BOOK 53 PAGE 178.
13. INDICATES LOTS PER REZONING PLAT BY CITY OF GALESBURG, RECORDED IN DEED BOOK 83 PAGE 363.

SURVEYOR

STATE OF ILLINOIS } ss
COUNTY OF KNOX }

I, KEVIN J. COOPER BEING AN ILLINOIS LAND SURVEYOR, DO HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, I HAVE SURVEYED AND SUBDIVIDED INTO 3 LOTS TO BE KNOWN AS "PEOPLE'S LUMBER AND COAL COMPANY SUBDIVISION", BEING A SUBDIVISION OF A PART OF LOT 1 THIRD SOUTHERN ADDITION TO THE CITY OF GALESBURG, RECORDED IN DEED BOOK 21 PAGE 406 OF THE KNOX COUNTY ILLINOIS RECORDER'S OFFICE AND ALSO A PART OF LOTS 1 THRU 7, 11, 12, AND 14 OF THE 1881 SUBDIVISION OF BLOCK 56 BY KNOX COUNTY, RECORDED IN DEED PAGE 178 OF THE KNOX COUNTY ILLINOIS RECORDER'S OFFICE AND BEING ALL IN BLOCK 56 OF SOUTHERN ADDITION TO THE CITY OF GALESBURG, KNOX COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 56; THENCE SOUTH 89°26'04" EAST, A DISTANCE OF 143.05 FEET ALONG THE NORTH LINE OF BLOCK 56 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°26'04" EAST, A DISTANCE OF 332.57 FEET ALONG THE NORTH LINE OF BLOCK 56; THENCE SOUTH 00°57'00" WEST, A DISTANCE OF 74.19 FEET; THENCE NORTH 89°25'27" WEST, A DISTANCE OF 85.60 FEET; THENCE SOUTH 00°57'00" WEST, A DISTANCE OF 48.17 FEET; THENCE NORTH 89°26'00" EAST, A DISTANCE OF 115.62 FEET TO THE EAST LINE OF BLOCK 56; THENCE SOUTH 00°57'00" WEST, A DISTANCE OF 66.19 FEET ALONG THE EAST LINE OF BLOCK 56; THENCE NORTH 89°24'13" WEST, A DISTANCE OF 181.89 FEET; THENCE SOUTH 00°57'00" WEST, A DISTANCE OF 8 FEET; THENCE NORTH 89°26'00" WEST, A DISTANCE OF 14.45 FEET; THENCE SOUTH 00°57'00" WEST, A DISTANCE OF 122.21 FEET TO THE SOUTH LINE OF BLOCK 56; THENCE NORTH 89°21'37" WEST, A DISTANCE OF 353.53 FEET ALONG THE SOUTH LINE OF BLOCK 56 TO THE SOUTHWEST CORNER OF BLOCK 56; THENCE NORTH 89°26'00" EAST, A DISTANCE OF 68.81 FEET ALONG THE WEST LINE OF BLOCK 56; THENCE SOUTH 89°26'00" EAST, A DISTANCE OF 148.83 FEET; THENCE NORTH 89°26'00" WEST, A DISTANCE OF 66.11 FEET; THENCE NORTH 89°26'00" WEST, A DISTANCE OF 148.83 FEET; THENCE SOUTH 89°26'00" EAST, A DISTANCE OF 131.89 FEET; THENCE NORTH 89°26'00" WEST, A DISTANCE OF 131.89 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS ACRES MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

I ALSO STATE THAT TO THE BEST OF MY KNOWLEDGE THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DISTANCES ARE IN FEET DECIMAL PARTS THEREOF.

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE THE LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF GALESBURG, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY SECTION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HERETOFORE AMENDED.

I FURTHER STATE THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FOR KNOX COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER COUNTY PANEL NUMBER 1-00000272E, WITH AN EFFECTIVE DATE OF AUGUST 2, 2011.

DATED THIS 17TH DAY OF APRIL, 2024, A.D.

BY:

KEVIN J. COOPER - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3718

JUDGMENT RETURNED DATE: 11/30/2024

OWNER

STATE OF ILLINOIS } ss
COUNTY OF KNOX }

THIS IS TO CERTIFY THAT STEVE HARRISON LAND TRUST NUMBER ONE, DATED APRIL 12, 11, THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS/ARE FOR THE USES AND PURPOSES AS INDICATED THEREON, AND PLATED AS SHOWN BY THE ATTACHED PLAT, HAS/ARE THE SAME, AND DOES HEREBY ACKNOWLEDGE AND AGREE TO THE SAME UNDER THE CITY AND COUNTY RECORDS, AND ALSO DOES HEREBY DEED THE PUBLIC ALL STREETS NOW HERETOFORE DEDICATED TO THE USE OF THE PUBLIC AS PUE HIGHWAYS.

I FURTHER CERTIFY THAT, AS OWNER OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEY CERTIFICATE, WHICH WILL BE KNOWN AS "PEOPLE'S LUMBER AND COAL COMPANY SUBDIVISION", THE BEST OF MY KNOWLEDGE, STATE THAT THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF GALESBURG COMMUNITY UNIT SCHOOL DISTRICT #206, KNOX COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 2024, A.D.

STEVE HARRISON, TRUSTEE

NOTARY PUBLIC

STATE OF ILLINOIS } ss
COUNTY OF KNOX }

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY OF ILLINOIS, DO HEREBY CERTIFY THAT _____, A PERSON KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME/S ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE EXECUTING OF THE ATTACHED PLAT AND ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN, AND THAT THEY ARE FREE AND VOLUNTARILY ACTING.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024, A.D.

NOTARY PUBLIC

CLIENT: STEVE HARRISON

Bruner, Cooper & Zuck, Inc.

Civil Engineers - Structural Engineers - Architects - Land Use

Professional Design Firm LSC/PC/PE/CE Corp. 184-000353

www.bczengineering.com

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