

## Owner/User Opportunity

791 Wall St, O'Fallon, Illinois 62269  
St. Clair County

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### Basic Details

|                       |  |
|-----------------------|--|
| Listing No:           | 2832   |
| Sale Or Lease:        | For Sale   |
| Property Type(s):     | Office, Office - General<br>Office, Office - Medical |
| Building Size (Sqft): | 8,000 Sqft.  |
| Total Sqft Available: | 8,000 Sqft.  |
| Sale Price:           | \$900,000  |

### Address

|                |           |
|----------------|-----------|
| Country:       | US        |
| State:         | IL        |
| County:        | St. Clair |
| City:          | O'Fallon  |
| Zipcode:       | 62269     |
| Street Number: | 791       |
| Street:        | Wall      |
| Street Suffix: | St        |

### Property Information

|                       |                 |
|-----------------------|-----------------|
| Parcel No:            | 04-30.0-303-050 |
| Zoning:               | B-2             |
| Parking:              | 15 Spaces       |
| Parking Surface Type: | Concrete        |
| Property Tax:         | \$17,640        |
| Tax Year:             | 2022            |
| Traffic Count:        | 3,200           |

### Structural Data

|                |         |
|----------------|---------|
| Year Built:    | 1988    |
| Rehab Year:    | 2019    |
| Clearance Min: | 8 ft    |
| Clearance Max: | 8 ft    |
| Roof:          | Shingle |
| Exterior:      | Brick   |

### Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 0.25 Acre(s) |
| Frontage: | 74 ft        |

### Transportation

|             |                                 |
|-------------|---------------------------------|
| Interstate: | I-64 (Exit 14) less than 1 mile |
|-------------|---------------------------------|

Depth:

145 ft

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