

0.17 Acre Pad Ready Site for Lease

711 West Highway 50, O'Fallon, Illinois 62269
St. Clair County

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Property Description

0.17 Acre Pad Ready Site for Lease.

Pad and Driveway in place. Space can also be used for vending purposes such as video rental, ice bag dispensing or any other drive-up services.

Located in a High Traffic area on Hwy 50 with 14,900 ADT. Electric and Gas at Pad, Water and Sewer at Building.

Motivated Seller/Lessor.

Reduced Lease Rate: \$500 per Month, Gross

Also Available for Sale: \$55,000

Basic Details

Listing No:	1885
Sale Or Lease:	For Lease
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	0.17 Acre(s)
Min Acres Available:	0.17 Acre(s)
Max Acres Available:	0.17 Acre(s)
Lease Rate:	\$500.00 Per Month

Property Information

Parcel No:	04-30.0-303-027
Zoning:	B-1
Zoning By:	City of O'Fallon
Complex:	Centre Pointe Retail Center
Property Tax:	\$23,394
Tax Year:	2018
Traffic Count:	14,900

Lease Type: Gross

Topography: Level

Land Measurements

Total Acres Available: 0.17 Acre(s)
Min Divisible Acres: 0.17 Acre(s)
Acres: 0.17 Acre(s)
Frontage: 20 ft
Depth: 50 ft

Utility Information

Water Provider: City of O'Fallon
Water Provider Location: At Building
Sewer Provider: City of O'Fallon
Sewer Provider Location: At Building
Gas Provider: Ameren IL
Gas Provider Location: On Site
Electric Provider: Ameren IL
Electric Provider Location: On Site
Telecom Provider: AT&T

Transportation

Interstate: I-64
Airport: MidAmerica St. Louis