

Fully Leased Office Building for Sale

631 North Main St, O'Fallon, Illinois 62269
St. Clair County

Tony Smallmon

Phone: 618-407-4240

Email: tonys@barbermurphy.com



Property Description

Investment Opportunity - Fully Leased Office Building

Elite 9,000+ SF Class B Office Building built in 2015 in highly desirable O'Fallon, IL. Potential Owner/User Building - 5,168 SF Suite can be vacated.

All Suites have high end finishes and custom build-out. Current Tenants Include: Edward Jones, The Fource Group and R.W. Builders.

Building is located 10 minutes from Scott Air Force Base with close access to I-64, exit 19 and in close proximity to the New St. Elizabeth's and Memorial Hospitals.

Reduced Sale Price: \$1,600,000

NOI: \$97,291

CAP: 6.08%

Basic Details

Listing No:	1432
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Office - General Office
Building Size (Sqft):	9,268 Sqft.
Total Sqft Available:	5,168 Sqft.

Square Foot Information

Building Total Sqft:	9,268 Sqft.
Total Sqft Available:	9,268 Sqft.
Direct Lease:	5,168 Sqft.
Office:	9,268 Sqft.
Min Divisible Sqft:	9,268 Sqft.
Max Contiguous Sqft:	9,268 Sqft.

Sale Price:	\$1,600,000
CAP Rate:	6.08%
NOI:	\$97,291

Property Information

Parcel No:	04-33.0-209-006
Zoning:	B-1
Zoning By:	City of O'Fallon
Complex:	O'Fallon Business Park
Survey:	Yes
Parking:	35
Parking Surface Type:	Asphalt
Property Tax:	\$21,201.74
Tax Year:	2018
Traffic Count:	5,000

Land Measurements

Acres:	1 Acre(s)
Frontage:	175 ft
Depth:	250 ft

Structural Data

Year Built:	2015
Class:	B
Clearance Min:	8 ft
Clearance Max:	10 ft
Style:	Wood Frame
Roof:	Shingle
Exterior:	Stone - Hardy Board
Floors:	1

Transportation

Interstate:	I-64, Exit 19, Hwy 50
Airport:	St. Louis MidAmerica