

## 1,228 SF Retail/Office Space For Lease

1727 West Highway 50, O'Fallon, Illinois 62269  
St. Clair County

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### Basic Details

Listing No:	2592
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	2,728 Sqft.
Lot Size (Acres):	0.51 Acre(s)
Total Sqft Available:	1,228 Sqft.
Lease Rate:	\$1,500.00 Per Month
Lease Type:	Gross

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1727
Street:	West Highway 50

### Square Foot Information

Building Total Sqft:	2,728 Sqft.
Direct Lease:	1,228 Sqft.
Retail:	1,228 Sqft.
Min Divisible Sqft:	1,228 Sqft.
Max Contiguous Sqft:	1,228 Sqft.

### Property Information

Parcel No:	03-26.0-300-056
Zoning:	B-2
Zoning By:	St. Clair
Parking:	30
Parking Surface Type:	Asphalt
Property Tax:	\$7,146.06
Tax Year:	2021
Traffic Count:	20,500

## Structural Data

Year Built:	1952
Clearance Min:	8 ft
Clearance Max:	10 ft
Exterior:	Vinyl/Wood
Floors:	1

## Land Measurements

Acres:	0.51 Acre(s)
Frontage:	96 ft
Depth:	233 ft