

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 2,750 SF Office/Retail/Bank

104 Regency Park, O'Fallon, Illinois 62269  
St. Clair County

**John L. Eichenlaub**  
Phone: 618-570-8344  
Email: johne@barbermurphy.com



### Basic Details

Listing No:	2766
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Bank, Retail - Freestanding, Restaurant/Bar
Building Size (Sqft):	2,750 Sqft.
Lot Size (Acres):	1.50 Acre(s)
Total Sqft Available:	2,750 Sqft.
Lease Rate:	\$5,200.00 Per Month
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	104
Street:	Regency Park

### Square Foot Information

Building Total Sqft:	2,750 Sqft.
Direct Lease:	2,750 Sqft.
Min Divisible Sqft:	2,750 Sqft.
Max Contiguous Sqft:	2,750 Sqft.

### Property Information

Parcel No:	03-250-327-024
Zoning:	B-1
Prior Use:	Bank
Parking Surface Type:	Asphalt
Property Tax:	\$28,585

### Structural Data

Year Built:	1995
Rehab Year:	2019
Clearance Min:	9 ft
Clearance Max:	12 ft
Exterior:	Brick
Floors:	1