

## 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 Office, Office - Medical
Building Size (Sqft):	4,000 Sqft.
Total Sqft Available:	4,000 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
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Depth:

145 ft

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