

## 1,625 SF Commercial Building Available For Sale

1317 West Hwy 50, O'Fallon, Illinois 62269  
St. Clair County

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### Basic Details

Listing No:	1788
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - General Office, Retail
Building Size (Sqft):	1,625 Sqft.
Total Sqft Available:	1,625 Sqft.
Sale Price:	\$265,000
Sale Price Per Sqft:	\$163.08

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1317
Street:	West Hwy 50

### Square Foot Information

Building Total Sqft:	1,625 Sqft.
Total Sqft Available:	1,625 Sqft.
Min Divisible Sqft:	1,625 Sqft.
Max Contiguous Sqft:	1,625 Sqft.

### Property Information

Parcel No:	03-26.0-404-005
Zoning:	B-1
Parking:	7
Parking Surface Type:	Asphalt
Property Tax:	\$3,384
Traffic Count:	20,800

## Structural Data

Year Built:	1953
Rehab Year:	2017
Clearance Min:	8 ft
Clearance Max:	8 ft
Exterior:	Brick
Floors:	1

## Land Measurements

Frontage:	80 ft
Depth:	175 ft