

## 2,500 SF Storefront for Lease

109 West 1st St, O'Fallon, Illinois 62269  
St. Clair County

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### Basic Details

Listing No:	2925
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	2,500 Sqft.
Total Sqft Available:	2,500 Sqft.
Lease Rate:	\$3,800.00 Per Month
Lease Term:	Modified Gross

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	109
Street:	West 1st
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	2,500 Sqft.
Direct Lease:	2,500 Sqft.
Office:	2,500 Sqft.
Retail:	2,500 Sqft.

### Property Information

Parcel No:	04-30-0-404-008
Zoning:	B-1
Prior Use:	Insurance Agent
Parking:	Shared Lot
Parking Surface Type:	Asphalt

### Structural Data

Year Built:	1954
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Rehab Year:	1975
Roof:	Flat
Exterior:	Brick