



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

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:	\$15.65 Per Sqft
Lease Term:	Net

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.
Total Sqft Available:	2,500 Sqft.
Direct Lease:	2,500 Sqft.
Office:	2,500 Sqft.
Retail:	2,500 Sqft.
Min Divisible Sqft:	2,500 Sqft.
Max Contiguous Sqft:	2,500 Sqft.

Property Information

Parcel No:	04-30-0-404-008
Zoning:	B-1
Prior Use:	Insurance Agent
Parking:	Shared Lot
Property Tax:	\$3,908.42
Tax Year:	2024
Traffic Count:	7,300

Structural Data

Land Measurements

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

Total Acres Available:	0.81 Acre(s)
Min Divisible Acres:	0.81 Acre(s)
Acres:	0.81 Acre(s)
Frontage:	25 ft
Depth:	100 ft