

## Owner User Opportunity - Office Bldg for Sale with Space for Lease

734 Cambridge Blvd, O'Fallon, Illinois 62269  
St. Clair County

**Tony Smallmon**

Phone: 618-407-4240

Email: [tonys@barbermurphy.com](mailto:tonys@barbermurphy.com)



### Basic Details

Listing No:	2783
Sale Or Lease:	For Sale
Property Type(s):	Office, Office - Medical
Building Size (Sqft):	4,555 Sqft.
Lot Size (Acres):	0.26 Acre(s)
Total Sqft Available:	4,555 Sqft.
Sale Price:	\$747,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	734
Street:	Cambridge
Street Suffix:	Blvd

### Facility Information

Men's Restroom:	Yes
Women's Restroom:	Yes

### Property Information

Parcel No:	04-30-0-303-077
Zoning:	B-2
Parking:	10 spaces
Parking Surface Type:	Asphalt
Property Tax:	\$17,537
Tax Year:	2023
Traffic Count:	2,600
Topography:	Flat

## Structural Data

Year Built:	2006
Class:	B
Clearance Max:	9 ft
Exterior:	Combination, Brick
Floors:	1

## Land Measurements

Acres:	0.26 Acre(s)
--------	--------------