

# Owner-User Opportunity

772 Wall Street, O'Fallon, IL 62269



- 2,224 SF Available for Owner-User / 1,853 SF - Leased
- Located adjacent the new St. Elizabeth's Hospital
- Previously utilized as a Yoga Studio
- Parking for 20
- Broker has an Ownership Interest

Sale Price: \$525,000  
Lease Rate: \$16.50 per SF, Gross

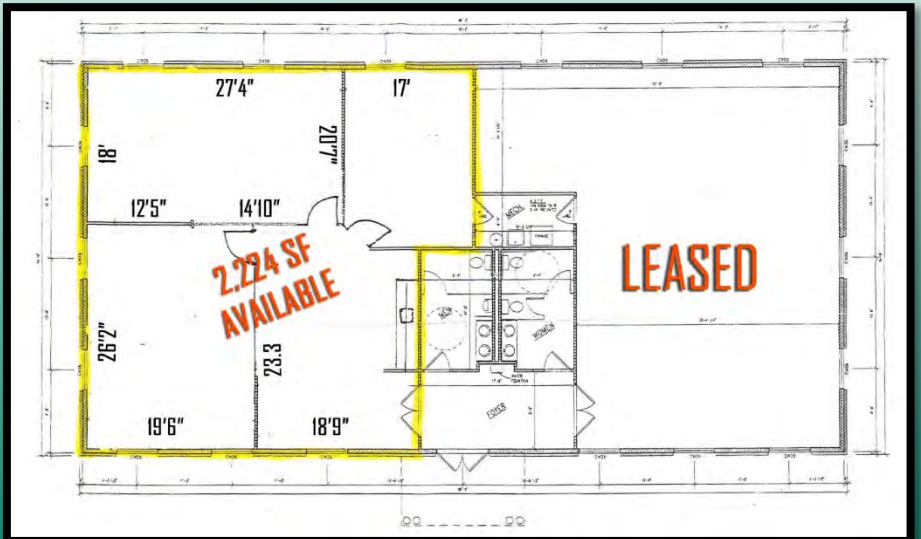
**BARBERMURPHY**

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





**Listing No:** 2033

**Office**

772 Wall Street  
O'Fallon, IL 62269

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$525,000  
**Sale Price/SF:** \$129.00  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$16.50  
**Lease Type:** Gross  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

**Comments**

Great O'Fallon location near new St. Elizabeth's Hospital. Easy access to I-64 and Scott AFB. 2,224 SF vacant for owner-user opportunity. Remaining 1,853 SF is leased to Underwood Chiropractic who pays \$2,675 per month gross rent.

**Total SF Available:** 4,077 SF  
**Min Divisible SF:** 2,224 SF

**SQUARE FOOT INFO:**

**Building Total:** 4,077 SF  
**Total Available:** 4,077 SF  
**Direct Lease:** 2,224 SF  
**Sublease:** 0 SF  
**Office:** 2,224 SF  
**Retail:** 0 SF  
**Min Divisible:** 2,224 SF  
**Max Contiguous:** 2,224 SF

**LAND MEASUREMENTS:**

**Acres:** 0.56  
**Frontage:**  
**Depth:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 04-30.0-303-054	<b>TIF:</b> No	<b>Parking:</b> 5 per 1,000
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Concrete
<b>Zoning:</b> B-1	<b>Survey:</b> No	<b>Traffic Count:</b> N/A
<b>Zoning By:</b> O'Fallon	<b>Environmental:</b> No	<b>Property Tax:</b> \$11,543.00
<b>Complex:</b> Cambridge Office Park	<b>Archaeological:</b> No	<b>Tax Year:</b> 2019
<b>Prior Use:</b> Yoga Studio		



**STRUCTURAL DATA:**

<b>Year Built:</b> 1995	<b>Clearance Min:</b>	<b>Exterior:</b> Brick
<b>Rehab Year:</b>	<b>Clearance Max:</b>	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b> No
<b>Class:</b> B		

**Listing Broker(s)**

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