

4,000+ SF Office Building for Sale

125 Springfield Court, O'Fallon, IL 62269



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.

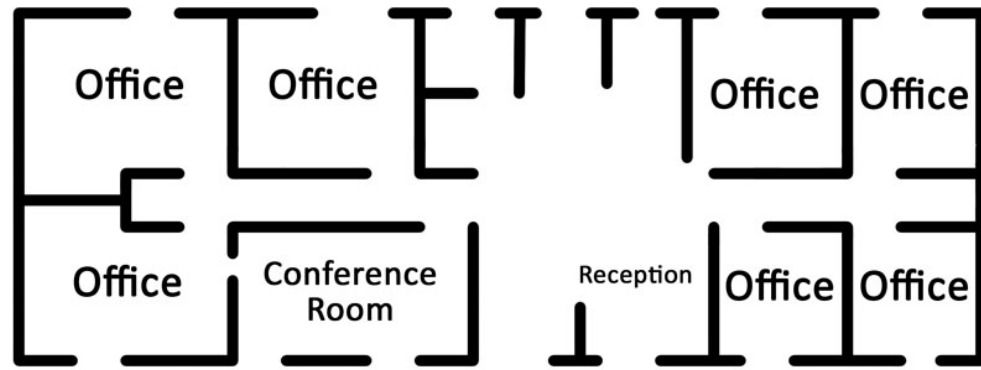


Property Summary

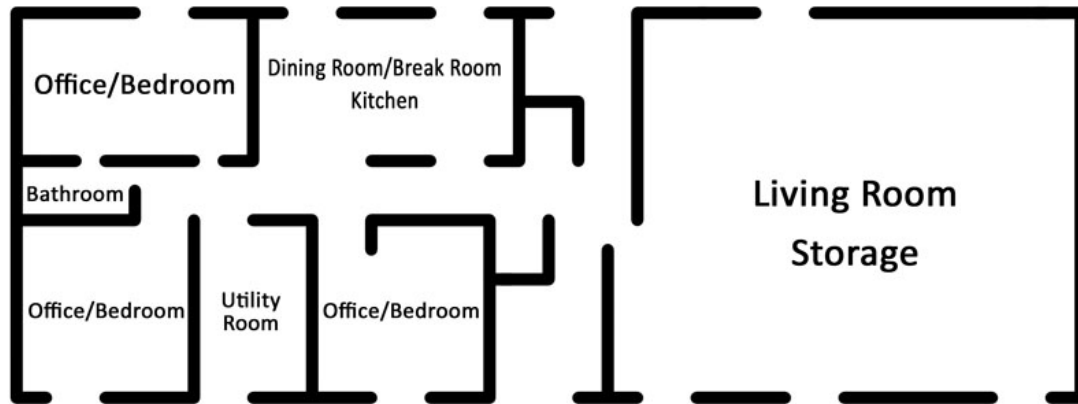
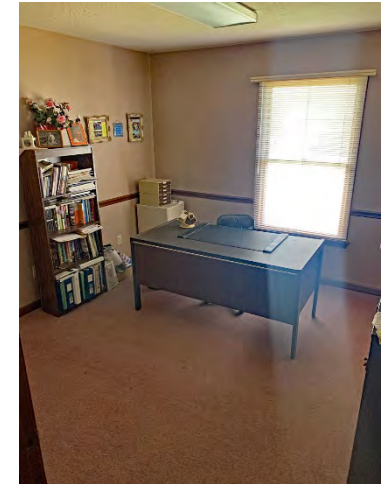
4,000+ SF Office Building in the heart of O'Fallon
Located off Lincoln Ave. in close proximity of I-64
12 Offices, 3 Restrooms, & Break Room/Kitchen
Multiple Use Possibilities

SALE PRICE: \$299,000

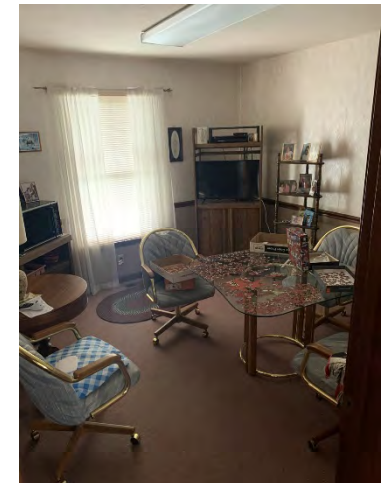
FLOOR PLAN & IMAGES



MAIN LEVEL



LOWER LEVEL



Lower Level is currently utilized as an apartment making this an excellent Live/Work Opportunity. It could also be easily converted into additional office space, storage area and break room/kitchen.

AERIAL VIEW



Listing No: 2292

Office

125 Springfield Ct
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: Yes
Sale Price: \$299,000
Sale Price/SF: \$74.67
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Split level office building. Ideal owner-occupant building in great part of town.

Total SF Available: 4,004 SF
Min Divisible SF: 4,004 SF

SQUARE FOOT INFO:

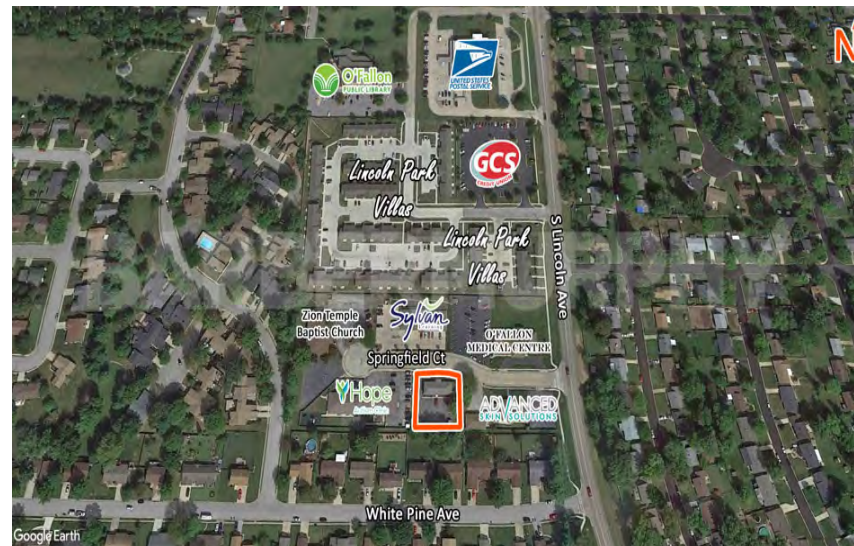
Building Total: 4,004 SF
Total Available: 4,004 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 4,004 SF
Retail: 0 SF
Min Divisible: 4,004 SF
Max Contiguous: 4,004 SF

LAND MEASUREMENTS:

Acres: 0.40
Frontage: 130 FT
Depth: 140 FT

PROPERTY INFORMATION:

Parcel No: 04310216030	TIF: No	Parking: 16 Spaces
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B1	Survey: No	Traffic Count: 10,600
Zoning By: O'Fallon	Environmental: No	Property Tax: \$6,147.32
Complex:	Archaeological: No	Tax Year: 2019
Prior Use: Healthcare		



STRUCTURAL DATA:

Year Built: 1990 **Clearance Min:** **Exterior:** Brick
Rehab Year: **Clearance Max:** **Bay Spacing:**
Floors: 2 **Floor Drains:** **Sprinklers:**
Class:

Listing Broker(s)

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