1,024 SF Office for Lease

810 West Hwy 50, O'Fallon, IL 62269



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AERIAL & IMAGES







Property Summary

Great building for office / medical user in prime location fronting Highway 50 neighboring First Bank. Lease rate of \$1800 per month for main floor only. Finished basement and 2nd floor office also available. Excellent location. Within minutes to new Memorial Hospital and St. Elizabeth Hospital Site. Just 1/4 Mile North of I-64 Interchange. 14,300 Vehicles per day.

LEASE RATE: \$1,800 per Month, Gross





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Listing No: 92 Office

810 W. Hwy 50 810 US Hwy 50 OFallon, IL 62269

SALE INFORMATION:	
For Sale:	No
Sale Price:	
Sale Price/SF:	
CAP Rate:	
GRM:	
NOI:	

LEASE INFORMATION:	
For Lease:	Yes
Lease Rate:	\$21.09
Lease Type:	Gross
Net Charges:	\$0.00

CAM Charges: Lease Term:

Leasing Comments:

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Comments

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\$0.00

Total SF Available:	1,024 SF
Min Divisible SF:	1,024 SF

SQUARE FOOT INFO: 1,024 SF **Building Total:** 1,024 SF **Total Available:** 1,024 SF Direct Lease: 0 SF Sublease: Office: 1,024 SF Retail: 1,024 SF Min Divisible: 1,024 SF Max Contiguous: 1,024 SF

LAND WEASUREWENTS:	
Acres:	
Frontage:	82 FT
Depth:	150 FT

PROPERTY	INFORMATION:				
Parcel No:	03-25.0-409-011	TIF:	No	Parking:	10
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-1	Survey:	No	Traffic Count:	14,500
Zoning By:	O'Fallon	Environmental:	No	Property Tax:	\$4,297.00
Complex:		Archaeological:	No	Tax Year:	2019
Prior Use:	Financial Advisor				

STRUCTURA	AL DATA:				
Year Built:	1940	Clearance Min:	6'	Exterior:	sidimg
Rehab Year:	2015	Clearance Max:	8'	Bay Spacing:	
Floors:		Floor Drains:		Sprinklers:	
Class:					

Listing Broker(s)

John L. Eichenlaub Office: (618) 277-4400 johne@barbermurphy.com Cell: (618) 570-8344

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