

1,024 SF Office for Lease

810 West Hwy 50, O'Fallon, IL 62269



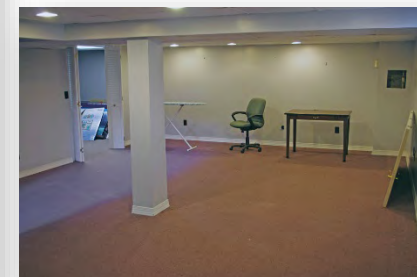
BARBERMURPHY

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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

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: \$0.00
Lease Term:

Leasing Comments:

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Comments

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

SQUARE FOOT INFO:

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

LAND MEASUREMENTS:

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		



STRUCTURAL DATA:

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

Listing Broker(s)

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