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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