

17,000 SF Former Medical Facility for Lease

800 E Hwy 50, O'Fallon, IL 62269



- Main level suites range from 3,700-17,000 SF
 - Located 2.5 miles from St. Elizabeth's Hospital and Memorial East Hospital
 - 17 miles from downtown St. Louis, MO
 - Additional 7,000+ SF available on lower level (2 overhead doors)
 - Use Restrictions – Contact Broker For More Information
- REDUCED LEASE RATE: \$10.00 per SF, NNN**

BARBERMURPHY

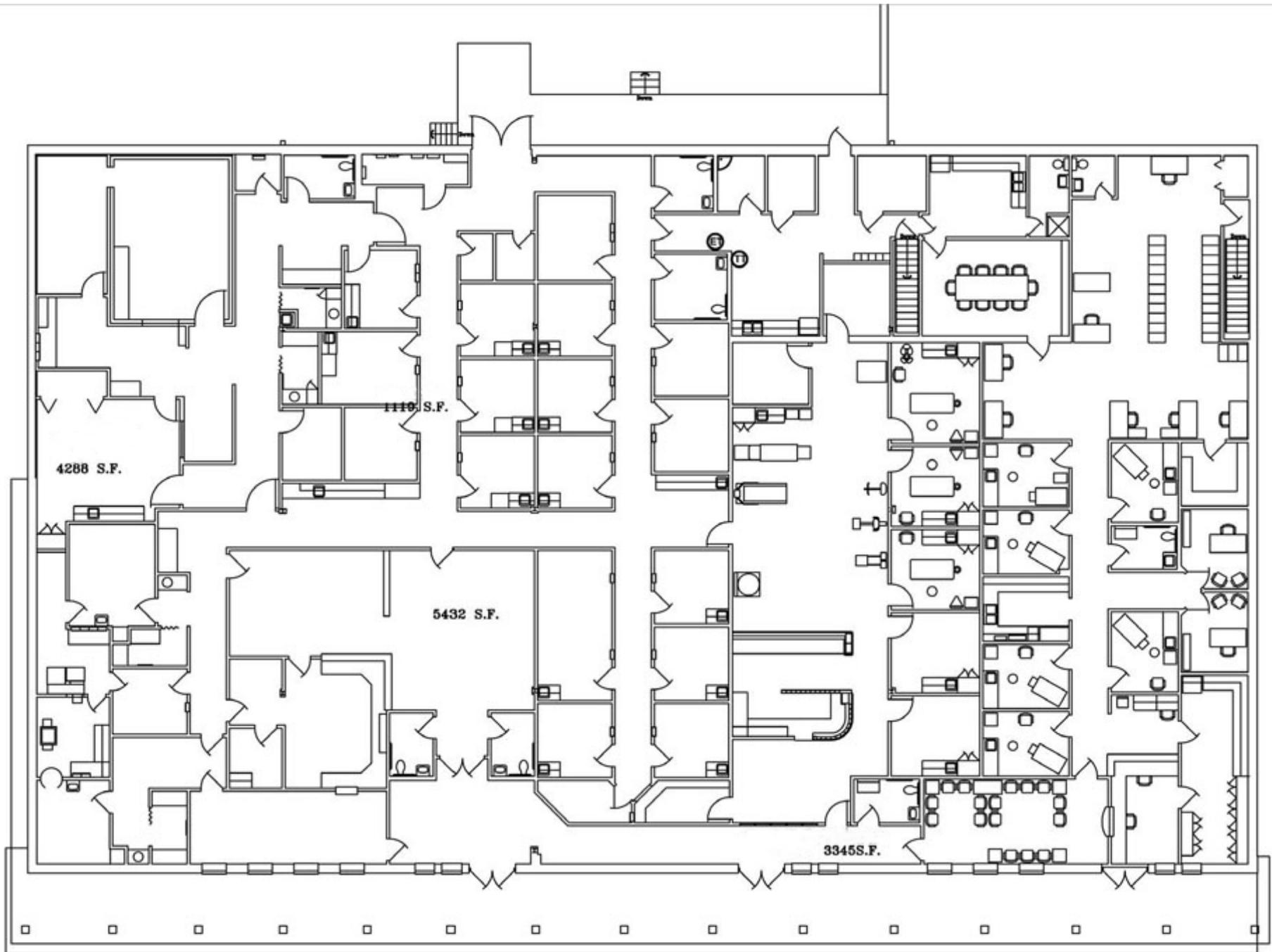
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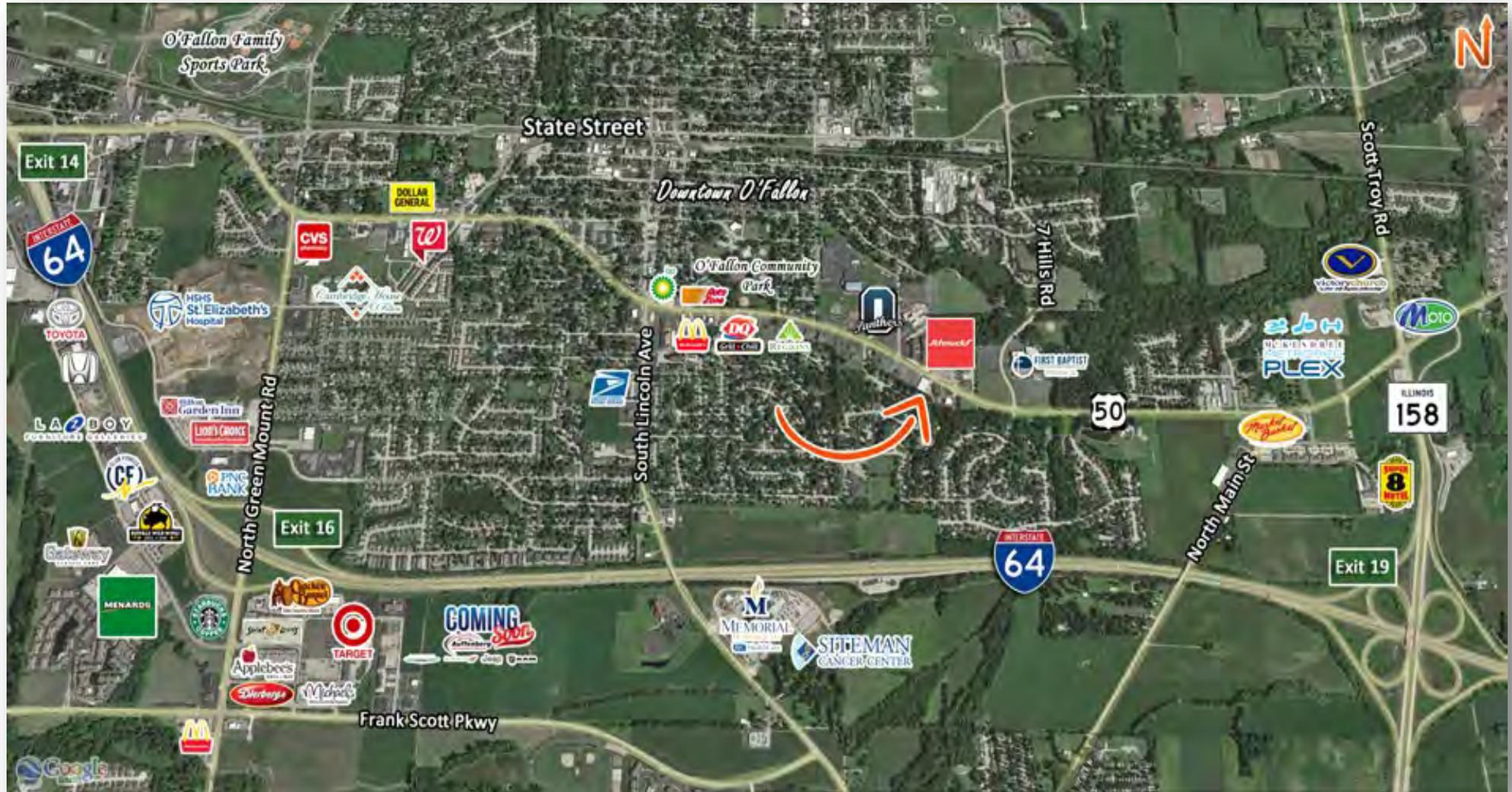
Mike Durbin
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800 EAST HIGHWAY 50



Listing No: 2489

Healthcare

800 East Highway 50
O'Fallon, IL 62269**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$10.00

Lease Type: NNN

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

17,000 SF on main level and 10,000 SF+/- available on lower level. 1.92 Acre facility has 2 overhead doors and a delivery ramp, with fenced in yard. Former medical use. See floorplan for room count depending on space needs. Well Maintained!

Located 1.5 miles from I-64 & 2.5 miles from St. Elizabeth's and Memorial Hospital East. Monument signage on Highway 50.

Comments

Total SF Available: 17,000 SF

Min Divisible SF: 17,000 SF

SQUARE FOOT INFO:

Building Total: 17,000 SF

Total Available: 17,000 SF

Direct Lease: 17,000 SF

Sublease: 0 SF

Office: 17,000 SF

Retail: 0 SF

Min Divisible: 17,000 SF

Max Contiguous: 17,000 SF

LAND MEASUREMENTS:

Acres: 1.92

Frontage: 323 FT

Depth: 225 FT

PROPERTY INFORMATION:

Parcel No: 04-32.0-201-026

County: St. Clair

Zoning: B-1

Zoning By: O'Fallon

Complex: Memorial Healthcare
Center

Prior Use: Medical Office

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

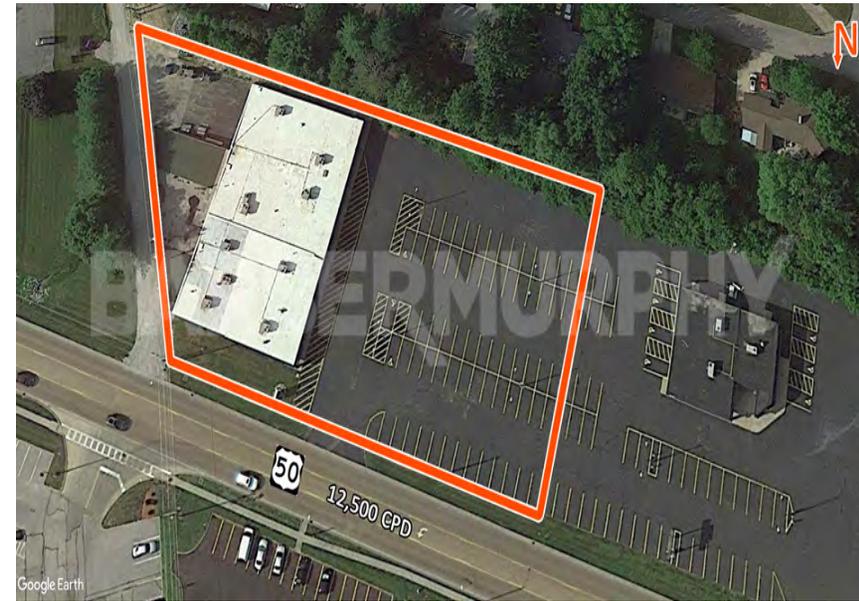
Parking: 70

Surface Type: Asphalt

Traffic Count: 12,500

Property Tax: \$23,915.60

Tax Year: 2022

**STRUCTURAL DATA:**

Year Built: 1969

Rehab Year: 2021

Floors: 1

Class:

Clearance Min:

Clearance Max:

Floor Drains:

Exterior: Brick

Bay Spacing:

Sprinklers:

Listing Broker(s)

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