

# 17,000 SF Former Medical Facility for Sale/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

**SALE PRICE: \$1,950,000**

**LEASE RATE: \$13.00 per SF, NNN**

**BARBERMURPHY**

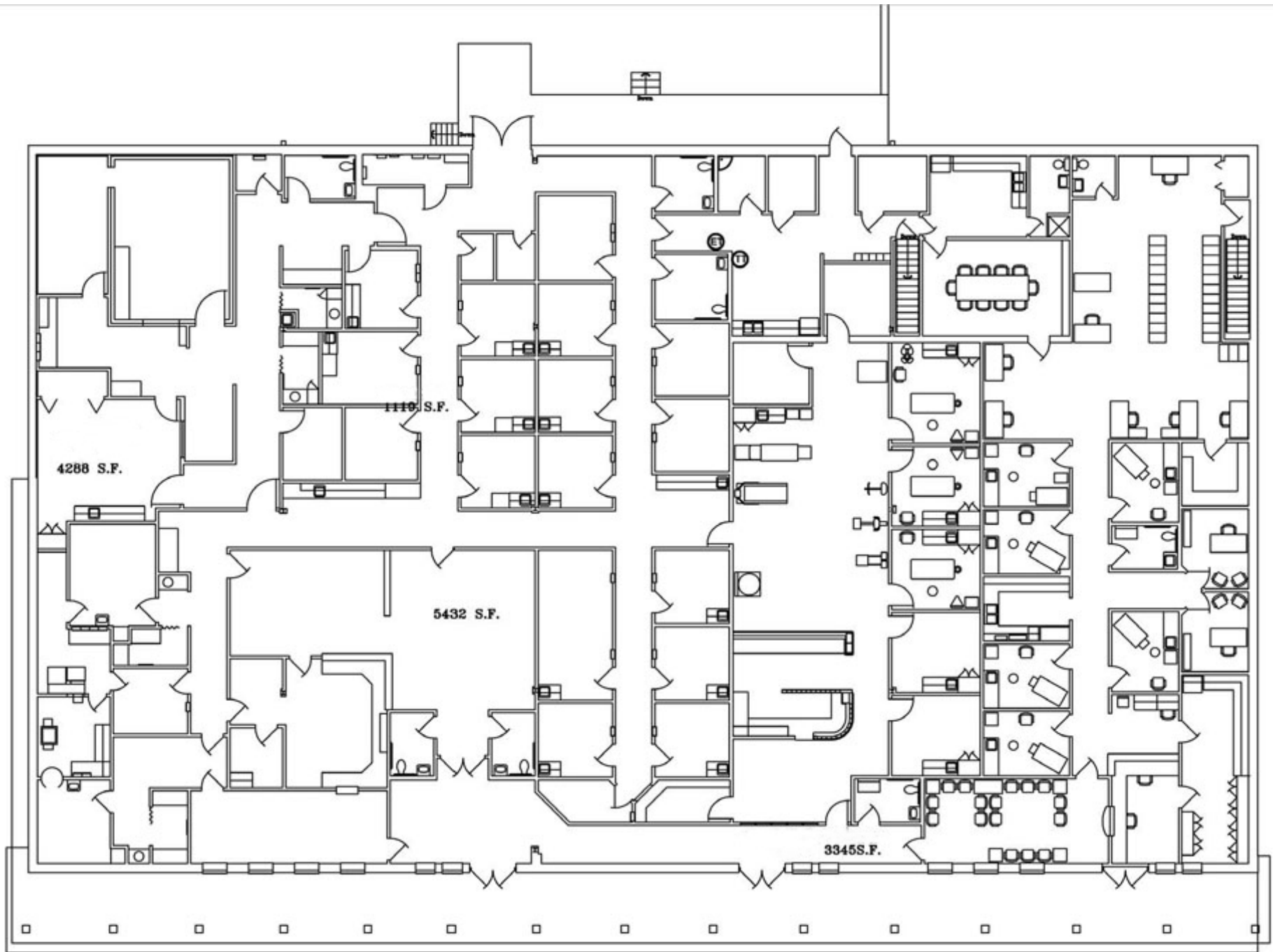
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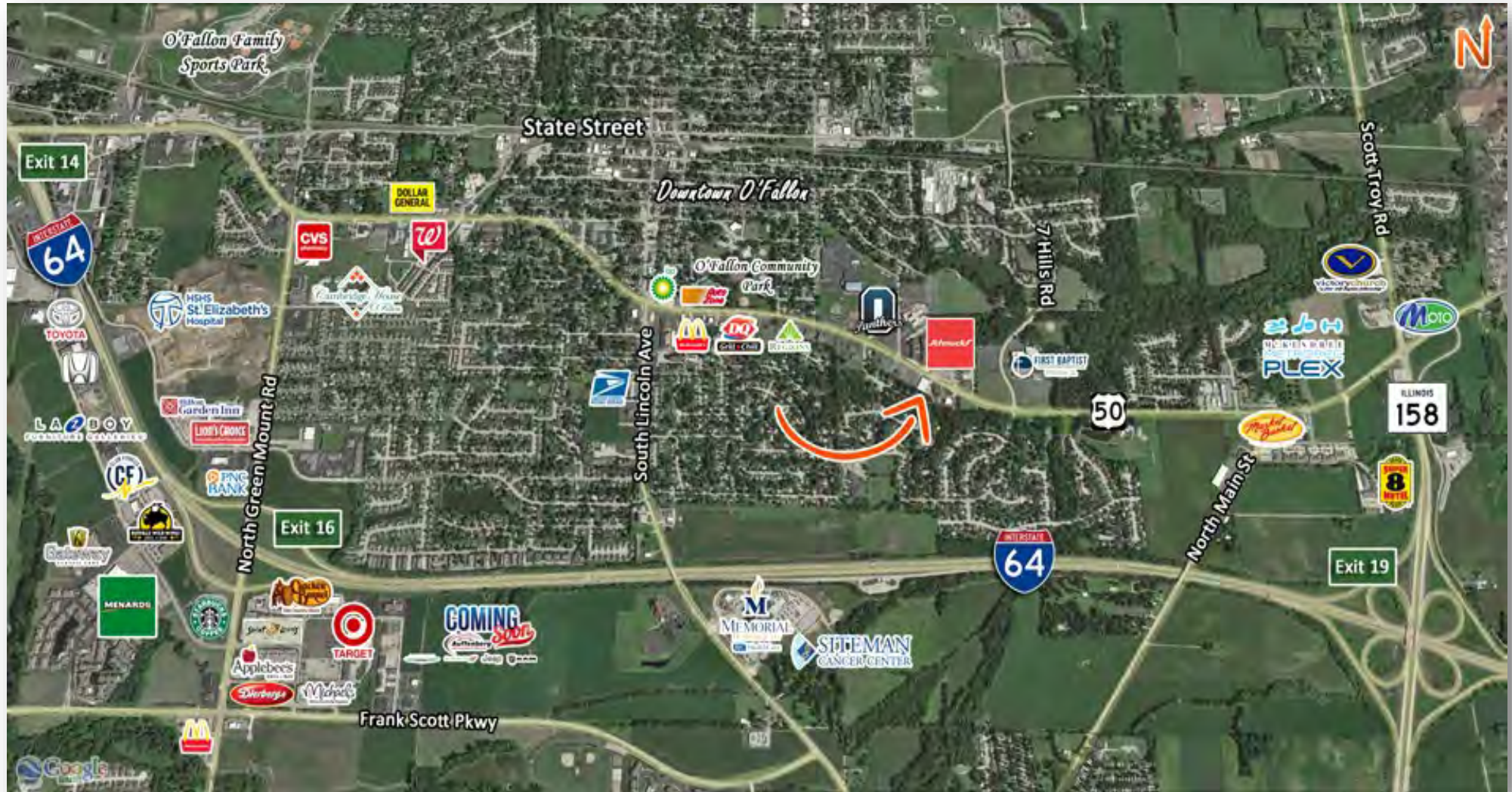
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800 EAST HIGHWAY 50



Listing No: 2489

Healthcare

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

For Sale: Yes  
 Sale Price: \$1,950,000  
 Sale Price/SF: \$114.71  
 CAP Rate:  
 GRM:  
 NOI:

**LEASE INFORMATION:**

For Lease: Yes  
 Lease Rate: \$13.00  
 Lease Type: NNN  
 Net Charges:  
 CAM Charges:  
 Lease Term:

**Leasing Comments:**

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

**Comments**

17,000 SF on main level and 7,000 SF+ available on lower level. 1.92 Acre facility also 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!

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	TIF:	No	Parking:	70
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-1	Survey:	No	Traffic Count:	12,500
Zoning By:	O'Fallon	Environmental:	No	Property Tax:	\$23,461.82
Complex:	Memorial Healthcare Center	Archaeological:	No	Tax Year:	2020
Prior Use:	Medical Office				

**STRUCTURAL DATA:**

Year Built:	1969	Clearance Min:	Exterior:	Brick
Rehab Year:	2021	Clearance Max:	Bay Spacing:	
Floors:	1	Floor Drains:	Sprinklers:	
Class:				

**Listing Broker(s)**

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