

# Investment – Owner/User Opportunity

640 Pierce Blvd, O'Fallon, IL 62269



- 6,050 SF Office Building for Sale
- Prime location in growth market
- Building suitable for broad tenant base
- Investment or Owner/User potential

**SALE PRICE: \$1,295,000**

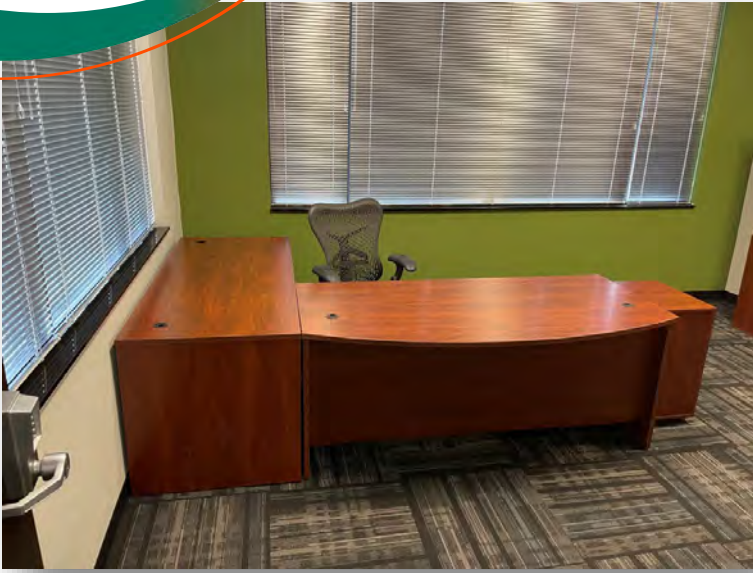
**BARBERMURPHY**

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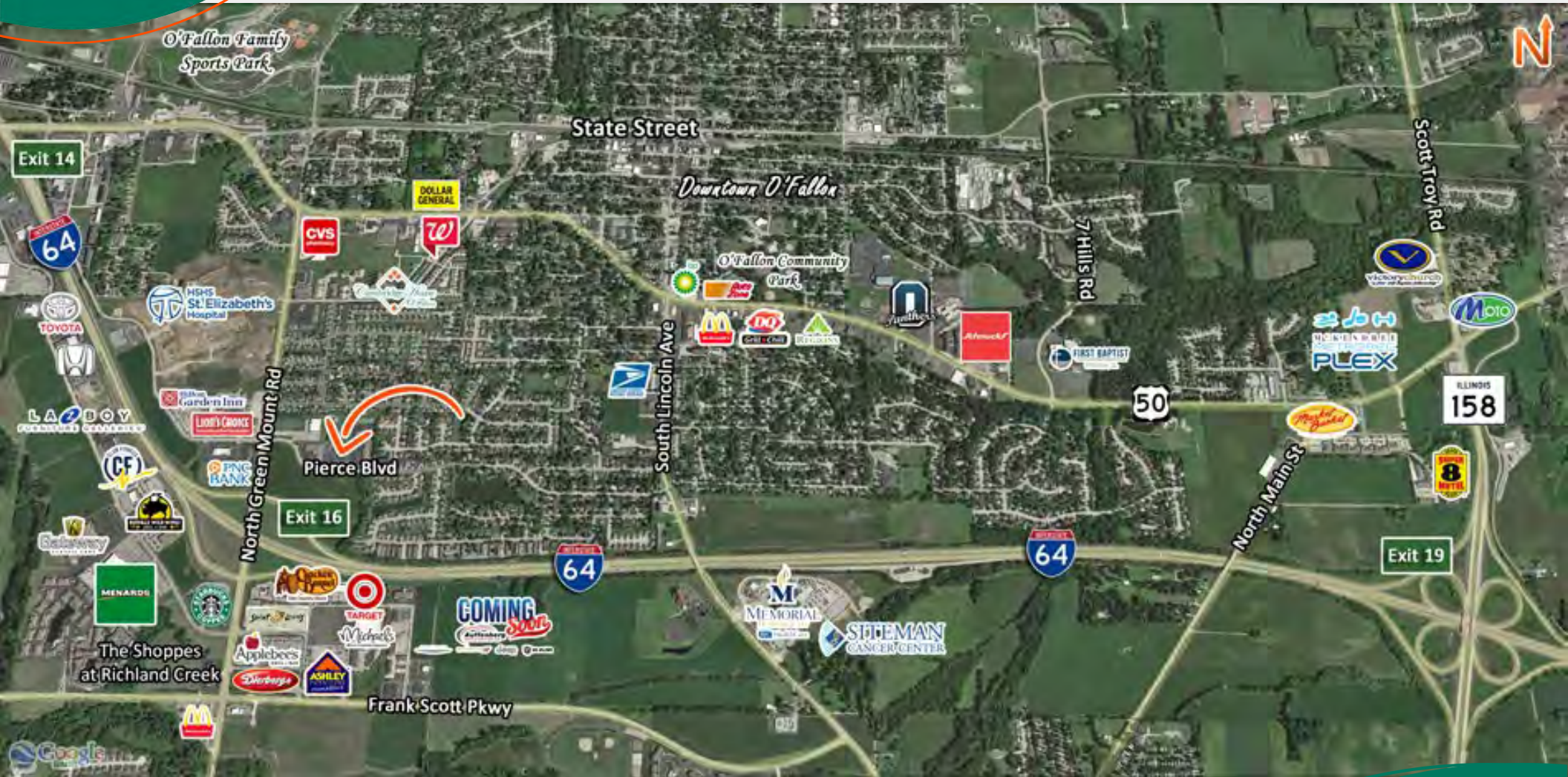


# IMAGES



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# AREA MAP



**Listing No:** 2552  
**Office**  
**Medical**

640 Pierce  
640 Pierce Blvd  
O'Fallon, IL 62269

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,295,000  
**Sale Price/SF:** \$214.00  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Type:**  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

**Comments**

6,050 sf office space in growth market. Traditional office tenants currently - large medical office demand with proximity to St. Elizabeth hospital. Three suites currently, two tenants coming up for renewal by end of year. Could be pure investment play or owner user could fill vacancy while collecting income from other tenant.

**Total SF Available:** 6,050 SF  
**Min Divisible SF:** 1,220 SF

**SQUARE FOOT INFO:**

**Building Total:** 6,050 SF  
**Total Available:** 6,050 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 0 SF  
**Retail:** 0 SF  
**Min Divisible:** 1,220 SF  
**Max Contiguous:** 3,025 SF

**LAND MEASUREMENTS:**

**Acres:** 0.14  
**Frontage:**  
**Depth:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 04-31.0-107-037	<b>TIF:</b>	<b>Parking:</b>
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b>
<b>Zoning:</b> PUD	<b>Survey:</b> No	<b>Traffic Count:</b>
<b>Zoning By:</b> City of O'Fallon	<b>Environmental:</b> No	<b>Property Tax:</b> \$12,707.80
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2020
<b>Prior Use:</b>		



**STRUCTURAL DATA:**

<b>Year Built:</b> 2004	<b>Clearance Min:</b>	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 2016	<b>Clearance Max:</b>	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b> B		

**Listing Broker(s)**

Carter Marteeny  
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