# e LEASE

1727 West Hwy 50 O'Fallon, IL 62269

> 1727 Suite 200

# 1,228 SF OFFICE/RETAIL SPACE AVAILABLE

# BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM Matt Barriger Broker Associate Office: (618) 277-4400 (Ext. 17) Cell: (618) 973-5507 mattb@barbermurphy.com



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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation

### **AREA MAP**

#### 1727 West Hwy 50, O'Fallon, IL 62269



#### LOCATION OVERVIEW

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Situated on high traffic street, Highway 50. Located 1 Mile from Interstate 64. Surrounded by big box retail, fast food restaurants and office properties.

## OFFICE/RETAIL PROPERTY SUMMARY

1727 WEST HIGHWAY 50, SUITE 200

LISTING #	2592	50 21,200 ADT
LOCATION DETAILS:		
Parcel #:	03-26.0-300-056	
County:	IL - St. Clair	
Zoning:	B-2 - O'Fallon,B-1 - City of O	
PROPERTY OVERVIEW:		
Building SF:	2,728	
Vacant SF:	1,228	
Usable Sqft:	1,228	
Min Divisible SF:	1,228	SALE/LEASE INFORMATION:
Max Contig SF:	1,228	
Office SF:	1,228	Lease Rate: \$1,500/Month
Retail SF:	1,228	Lease Type: Gross
Signage:	Yes	
Lot Size:	0.51 Acres	FINANCIAL INFORMATION:
Frontage:	95.5	<b>Taxes:</b> \$7,146.06
Depth:	233	Tax Year: 2021
Parking Spaces:	30	DEMOGRAPHICS:
Parking Surface Type:	Asphalt	DEMOGRAPHICS.
STRUCTURAL DATA:		Traffic Count: 20,500
Year Built:	1952	
Yr Renovated:	1974	PROPERTY DESCRIPTION:
Building Class:	С	Suite 200 - open floor plan, Marquee signage, storage room, private office & restroom. Surrounded by big box retail, fast food restaurants and office properties.
Ceilings:	8'-10'	

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