

FOR LEASE

1727 West Hwy 50
O'Fallon, IL 62269



1,228 SF OFFICE/RETAIL SPACE AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

1727 West Hwy 50, O'Fallon, IL 62269



LOCATION OVERVIEW

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

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
Max Contig SF: 1,228
Office SF: 1,228
Retail SF: 1,228
Signage: Yes
Lot Size: 0.51 Acres
Frontage: 95.5
Depth: 233
Parking Spaces: 30
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1952
Yr Renovated: 1974
Building Class: C
Ceilings: 8'-10'



SALE/LEASE INFORMATION:

Lease Rate: \$1,500/Month
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$7,146.06
Tax Year: 2021

DEMOGRAPHICS:

Traffic Count: 20,500

PROPERTY DESCRIPTION:

Suite 200 - open floor plan, Marquee signage, storage room, private office & restroom. Surrounded by big box retail, fast food restaurants and office properties.

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