

3,400 SF OFFICE/GARAGE AVAILABLE



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 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.

734 Cambridge Boulevard, O'Fallon, IL 62269



LOCATION OVERVIEW

The office is strategically situated in O'Fallon, IL, within 1 mile of HSHS Hospital. Located just off highway 50 behind Walgreens. Its close proximity to I-64 and St. Louis, MO, offers convenient access to a major metropolitan area.





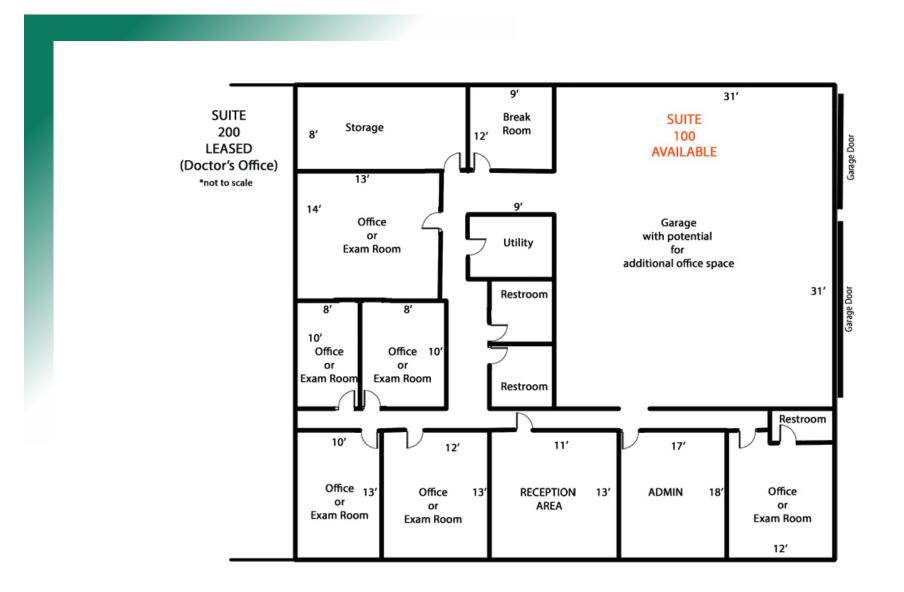
7 OFFICES AND EXAM ROOMS



2,600 ADT

FLOOR PLAN

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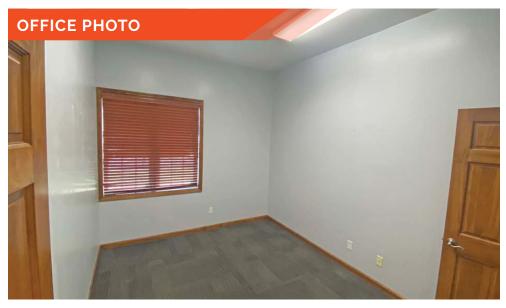
*Not to Scale

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PROPERTY PHOTOS

734 Cambridge Boulevard, O'Fallon, IL 62269









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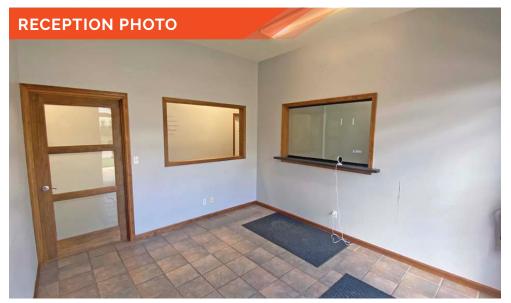
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OFFICE/RETAIL PROPERTY SUMMARY

734 CAMBRIDGE BLVD

LISTING #	2783		
LOCATION DETAILS:			
Parcel #:	04-30-0-303-077		
County:	IL - St. Clair,IL - Madison		
Zoning:	B-2		
PROPERTY OVERVIEW:			
Building SF: Vacant SF: Usable Sqft: Min Divisible SF:	: 3,400 ft: 4,555 ble SF: 3,400	SALE/LEASE INFORMATION: Sale Price: \$747,000	
Max Contig SF: Office SF: Retail SF: Signage: Lot Size:		Price / SF: Lease Rate: Lease Type: NNN Expenses: CAM:	\$164.00 \$15.00 - \$15.00 Modified Gross - \$0.00
Frontage:	208	FINANCIAL INFORMATION:	
Depth: Parking Spaces:	110 25	Taxes:	\$17,537.00
Parking Surface Type:	Asphalt	Tax Year:	2023
STRUCTURAL DATA:		DEMOGRAPHICS:	
Year Built: Yr Renovated: Building Class:	2006 2006 B	Traffic Count:	2600
Ceilings:	-	PROPERTY DESCRIPTION:	
Construction Type:	Combination,Brick	For Sale or Lease- Two Unit Office building in O'Fallon Suite 100 is 3,400 SF and is vacant. The suite features 7 rooms to use as offices or exam	
TAX INCENTIVE ZONES		rooms with an attached he	ated/cooled 3 car garage. The office space includes six
TIF District:	No	offices/exam rooms and one executive office/exam room with a private bathroom. Common areas include a waiting room, break room, and storage room. The space was previously used as a chiropractic office and has a lead wall for an x-ray machine. Suite 200 is 1,155 SF and is currently being leased as a doctor's office.	
Enterprise Zone: Opportunity Zone:	No Yes		

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