

# OWNER/USER OPPORTUNITY

**FOR SALE**  
-AND-  
**LEASE**

791 Wall Street  
O'Fallon, IL 62269



**SALE PRICE: \$799,000**  
**LEASE RATE: \$13.50/SF, GROSS**  
**OWNER FINANCING POSSIBLE**

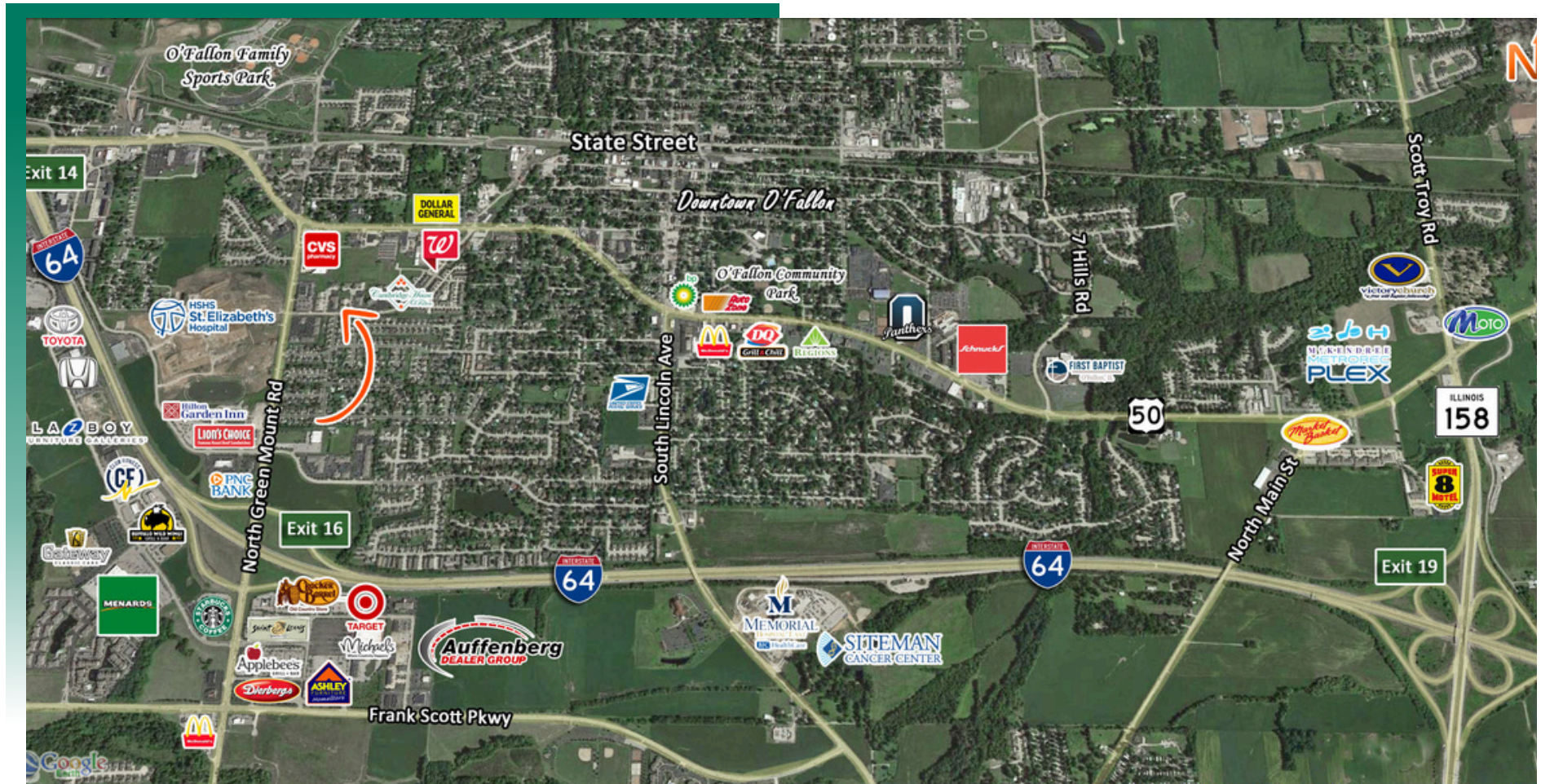
**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

791 Wall St., O'Fallon, IL 62269

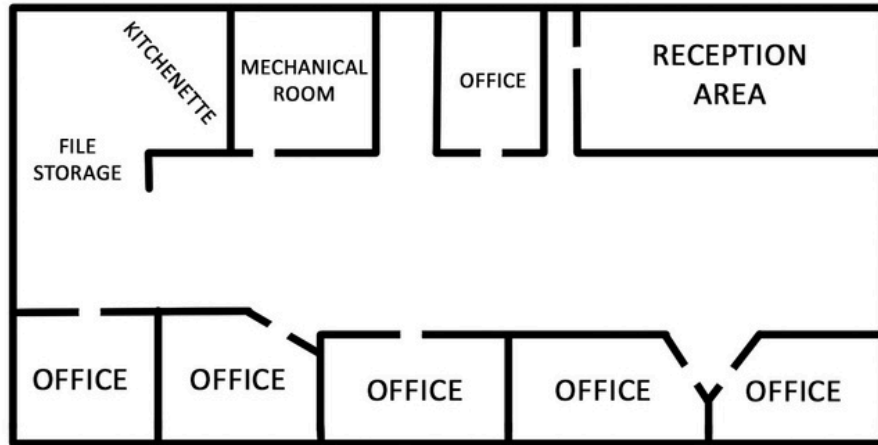


## LOCATION OVERVIEW

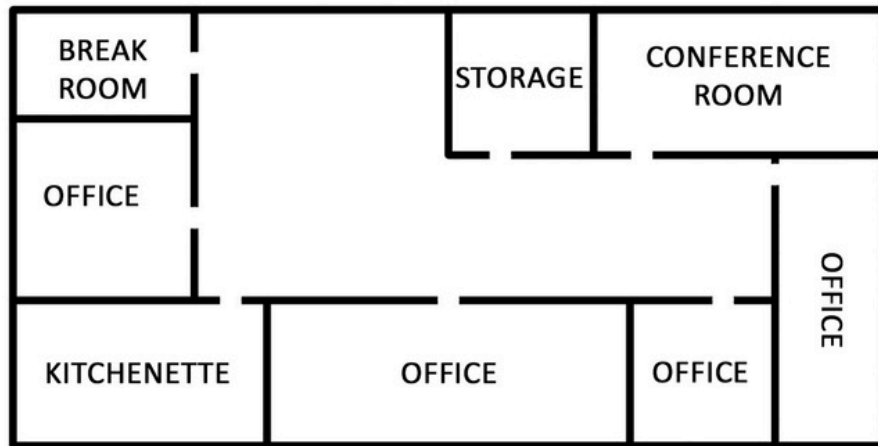
Located across from St Elizabeth's Hospital. 1/4 mile from I-64, 1 block off Green Mount Rd. and in close proximity to Scott Air Force Base.

# FLOOR PLAN - SUITE 100 - AVAILABLE FOR LEASE

791 Wall St., O'Fallon, IL 62269



SUITE 100 - MAIN LEVEL



\*Not to scale SUITE 100 - LOWER LEVEL

2,000 SF main level, 2,000 SF finished basement. Consists of reception area, private offices/conference room & break area.

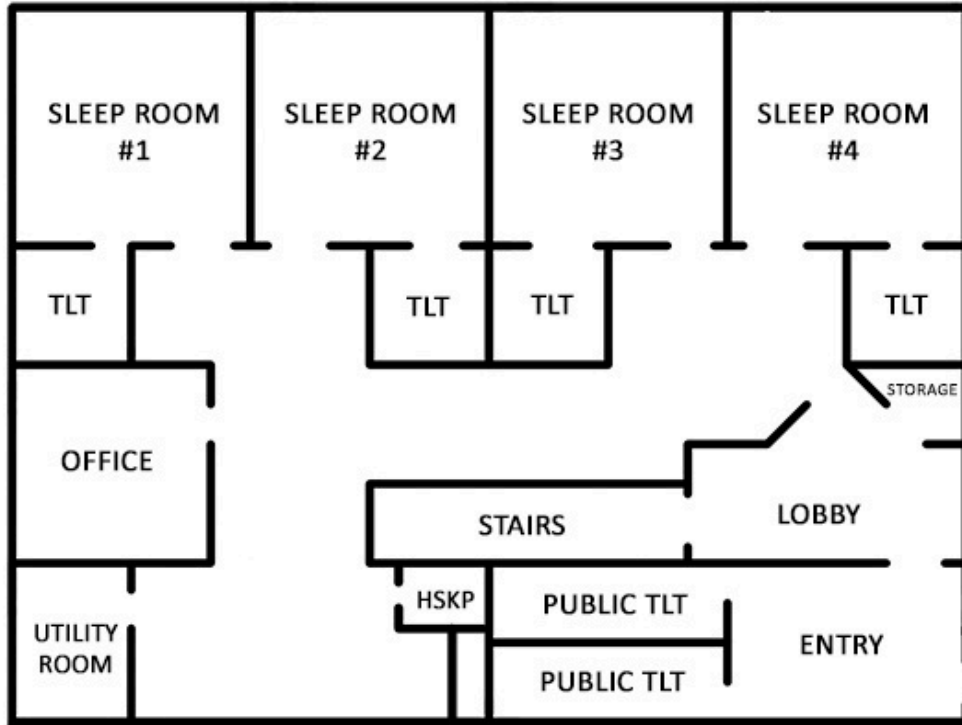
Lease Rate: \$13.50/SF, Gross



# FLOOR PLAN - SUITE 200 - AVAILABLE FOR LEASE

791 Wall St., O'Fallon, IL 62269

\*Not to scale



4,000 SF former sleep center (2,000 SF main level and 2,000 SF finished lower level). Main level has 5 offices/conference rooms, most offices on main level have individual HVAC units and private restroom. Lower level consists of 5 additional offices, restroom and breakroom.

Lease Rate: \$13.50/SF, Gross



# OFFICE/RETAIL PROPERTY SUMMARY

791 WALL STREET, O'FALLON, IL 62269

**LISTING #** 2832

## LOCATION DETAILS:

**Parcel #:** 04-30.0-303-050  
**County:** IL - St. Clair  
**Zoning:** B-1

## PROPERTY OVERVIEW:

**Building SF:** 8,000  
**Vacant SF:** 8,000  
**Usable Sqft:** 8,000  
**Min Divisible SF:** 4,000  
**Max Contig SF:** 4,000  
**Office SF:** 8,000  
**Retail SF:** -  
**Signage:** Building  
**Lot Size:** 0.25 Acres  
**Frontage:** 74'  
**Depth:** 145'  
**Parking Spaces:** 15  
**Parking Surface Type:** -

## STRUCTURAL DATA:

**Year Built:** 1998  
**Yr Renovated:** 2019  
**Building Class:** -  
**Ceilings:** -  
**Construction Type:** Brick

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** Yes



## SALE INFORMATION:

**Sale Price:** \$799,000  
**Price / SF:** \$99.88  
**Lease Rate:** \$13.50  
**Lease Type:** Gross

## FINANCIAL INFORMATION:

**Taxes:** \$17,640.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 3,200 (Wall St) - 11,000 (Green Mount)

## PROPERTY DESCRIPTION:

Office Building in Exclusive Medical/Office Park. 4,000 SF building + 4,000 SF finished basement. Available for sale or lease. There are 2 Suites available. Suite 100 available for lease consists of 2,000 SF main level, 2,000 SF finished basement. Consists of reception area, private offices/conference room, break area. Suite 200 consists of 4,000 SF former sleep center (2,000 SF main level and 2,000 SF finished lower level). Main level has 5 offices/conference rooms, most offices on amin level have individual HVAC units and private restroom. lower level consists of 5 additional offices, restroom and breakroom.



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