

FOR SALE
-OR-
LEASE

1317 West HWY 50,
O'Fallon, IL 62269



1,625 SF Commercial Building Available

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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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.

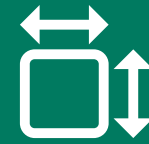
AREA MAP

1317 West HWY 50, O'Fallon, IL 62269



LOCATION OVERVIEW

Located on West HWY 50 adjacent to Sam's Club. High traffic/visibility location with 20,800 ADT on Hwy 50.



Frontage: 80'
Depth: 175'





IL Rte 50

PROPERTY PHOTOS

1317 West HWY 50, O'Fallon, IL 62269

Property Summary

1,625 SF Office Building For Sale or Lease
Building consists of; 5 Offices, Reception Area and Breakroom
Recently updated with New Windows, Flooring and paint
Cubbies are removable and Full single offices could be restored



Brick
Exterior

Zoning:
B-1



Rehab Year
2017

Traffic Count:
20,800



OFFICE/RETAIL PROPERTY SUMMARY

#1788

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SALE INFORMATION:

Sale Price: \$265,000
Sale Price/SF: \$163.08

LEASE INFORMATION:

Lease Rate per SF: -
Lease Rate per Month: \$2,375
Lease Type: Gross
Net Charges: -
Cam Charges: -
Lease Terms: -

SQUARE FOOT INFO:

Building Total: 1,625 SF
Total Available: 1,625 SF
Direct Lease: 1,625 SF
Sublease: 0 SF
Office: 1,625 SF
Retail: 0 SF
Min Divisible: 1,625 SF
Max Contiguous: 1,625 SF

STRUCTURAL DATA:

Year Built: 1953
Rehab Year: 2017
Building Class: -
Clearance Min: 8'
Clearance Max: 8'
Roof: -
Exterior: Brick
Floors: 1
Signage: -

PROPERTY INFORMATION:

Parcel No: 03-26.0-404-005
County: St. Clair
Zoning: B-1
Prior Use: -
Complex: -
Parking: 7
Traffic Count: 20,800
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: -
Tax Year: -

LAND MEASUREMENTS:

Acres: 0.32 AC
Frontage: 80 FT
Depth: 175 FT

TRANSPORTATION:

Interstate: N/A
Rail: N/A
Barge: N/A
Airport: N/A



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