

OWNER/USER OPPORTUNITY

**FOR SALE
-AND-
LEASE**

**791 Wall Street
O'Fallon, IL 62269**



**SALE PRICE: \$900,000
LEASE RATE: \$14.50/SF, GROSS**

BARBERMURPHY

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

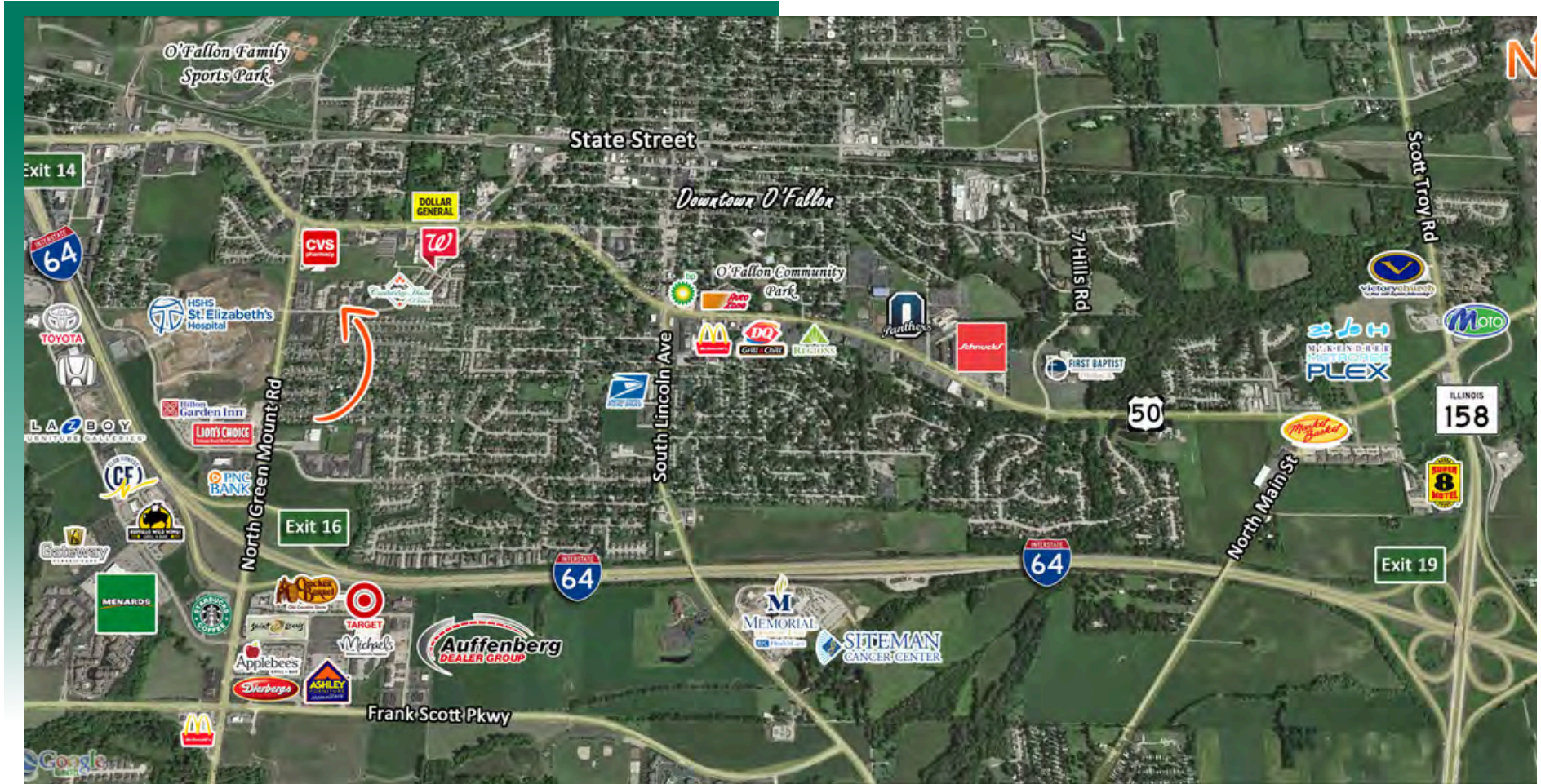
John L. Eichenlaub
Managing Broker
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property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

AREA MAP

791 Wall St., O'Fallon, IL 62269

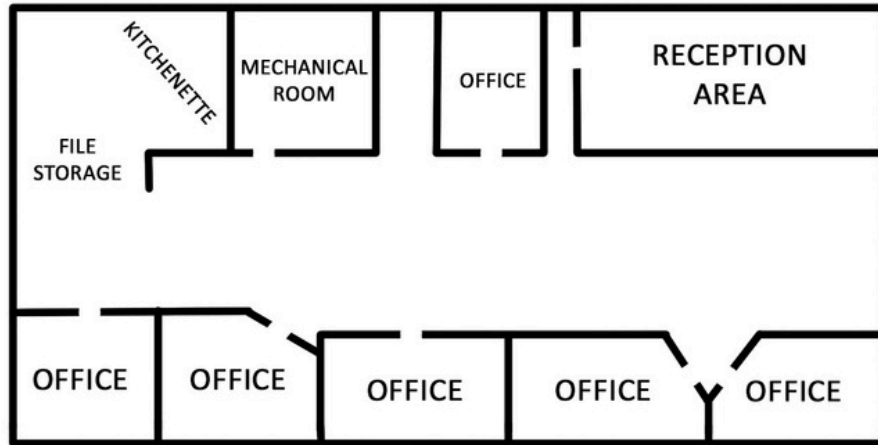


LOCATION OVERVIEW

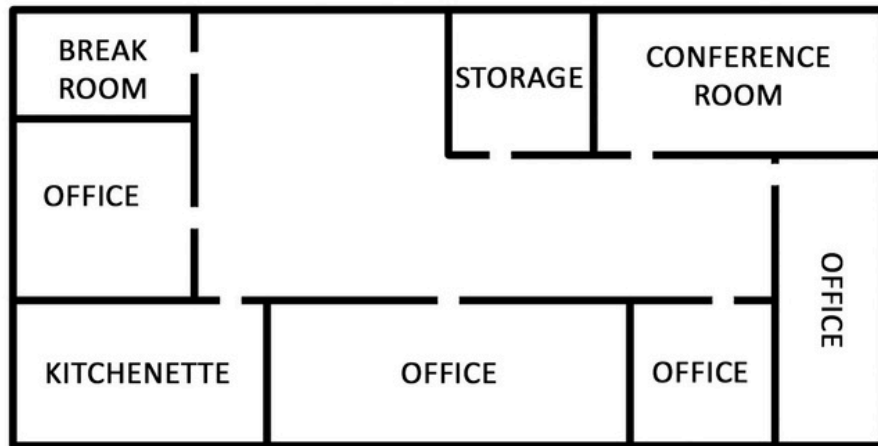
Located across from St Elizabeth's Hospital. 1/4 mile from I-64, 1 block off Green Mount Rd. and in close proximity to Scott Air Force Base.

FLOOR PLAN - SUITE 100 - AVAILABLE FOR LEASE

791 Wall St., O'Fallon, IL 62269



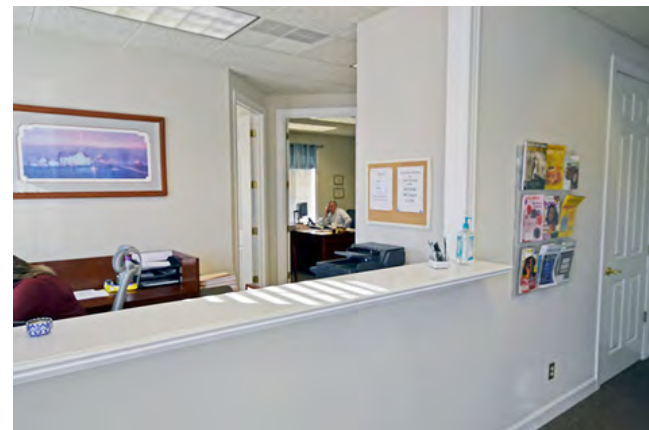
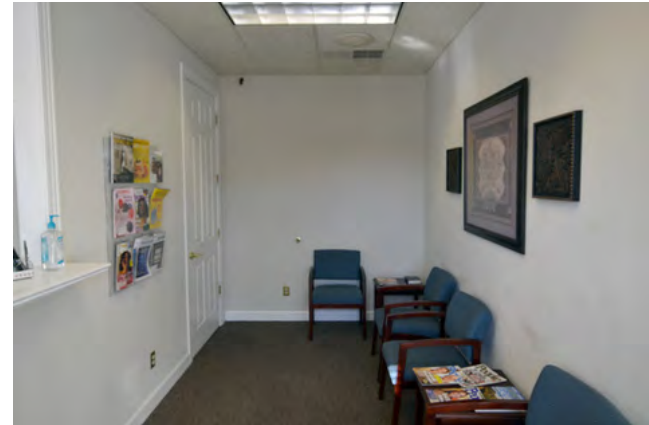
SUITE 100 - MAIN LEVEL



*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.

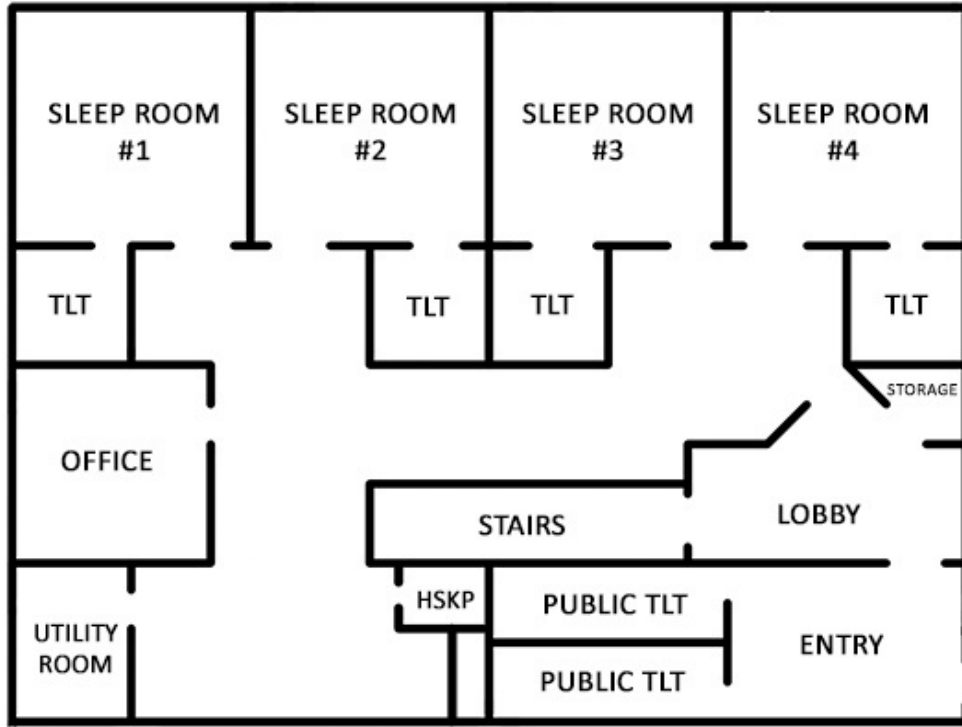
Lease Rate: \$14.50/SF, Gross



FLOOR PLAN - SUITE 200 - AVAILABLE FOR LEASE

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*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: \$14.50/SF, Gross



OFFICE PROPERTY SUMMARY

#2832

791 Wall St., O'Fallon, IL 62269

SALE INFORMATION:

For Sale: YES
Sale Price: \$900,000

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$14.50/SF
Lease Type: Gross

SQUARE FOOT INFO:

Building Total: 8,000 SF
Total Available: 8,000 SF
Direct Lease: 8,000 SF
Office: 8,000 SF
Min Divisible: 4,000 SF
Max Divisible: 8,000 SF

PROPERTY INFORMATION:

Parcel No: 04-30.0-303-050
County: St. Clair
Zoning: B-2
Prior Use: Office
Parking: 15 Spaces
Traffic Count: 3,200 (Wall St)
11,000 (Green Mount)
Property Tax: \$17,640
Tax Year: 2022

LAND MEASUREMENTS:

Acres: 0.25 AC
Frontage: 74 FT
Depth: 145 FT



STRUCTURAL DATA:

Year Built: 1998
Rehab Year: 2019
Building Class:
Clearance Min: 8'
Clearance Max: 8'
Roof: Shingle
Exterior: Brick
Floors: 1
Signage: Building

COMMENTS:

Office Building in Exclusive Medical/Office Park
4,000 SF building + 4,000 SF finished basement.
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.
For sale information- P&L available.



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