

FOR SALE -AND- LEASE

734 Cambridge Blvd.
O'Fallon, IL 62269



OWNER/USER OPPORTUNITY

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

734 Cambridge Blvd., 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.



Frontage: 160'
Depth: 300'



I-64



2,600 ADT

EXIT

Exit 16

SUITE 100 - FOR LEASE OR OWNER USE

734 Cambridge Blvd., O'Fallon, IL 62269

OFFICE



OFFICE W/PRIVATE RESTROOM



OFFICE/EXAM ROOM



3,400 SF suite features 6 office/exam rooms and one executive office with a private restroom.

Common areas include a reception area, break room, storage room and two restrooms.

There is also an attached, heated/cooled 3-car garage.

Lease Rate: \$15/SF, Modified Gross

SUITE 100 - ADDITIONAL IMAGES

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BREAK ROOM



RECEPTION



OFFICE



GARAGE SPACE



FLOOR PLAN - SUITE 100

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*Not to scale

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: 4,555
Vacant SF: 3,400
Usable Sqft: 4,555
Min Divisible SF: 3,400
Max Contig SF: 4555
Office SF: 4,555
Signage: Monument
Lot Size: 0.27 Acres
Frontage: 208
Depth: 110
Parking Spaces: 25
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2006
Yr Renovated: 2006
Building Class: B
Construction Type: Combination,Brick

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$737,000
Price / SF: \$161.80
Lease Rate: \$15.00/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$17,537.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 2600

PROPERTY DESCRIPTION:

For Sale or Lease- Two Unit Office building in O'Fallon
Suite 100 is 3,400 SF and is vacant. Space includes six offices/exam rooms and one executive office/exam room with a private restroom. Common areas include a reception area, break room, storage room and two restrooms. The space was previously used as a chiropractic office and has a lead wall for an x-ray machine. There is also an attached heated/cooled 3-car garage.
Suite 200 is 1,155 SF and is currently being leased as a doctor's office with \$1,400 of income per month.



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