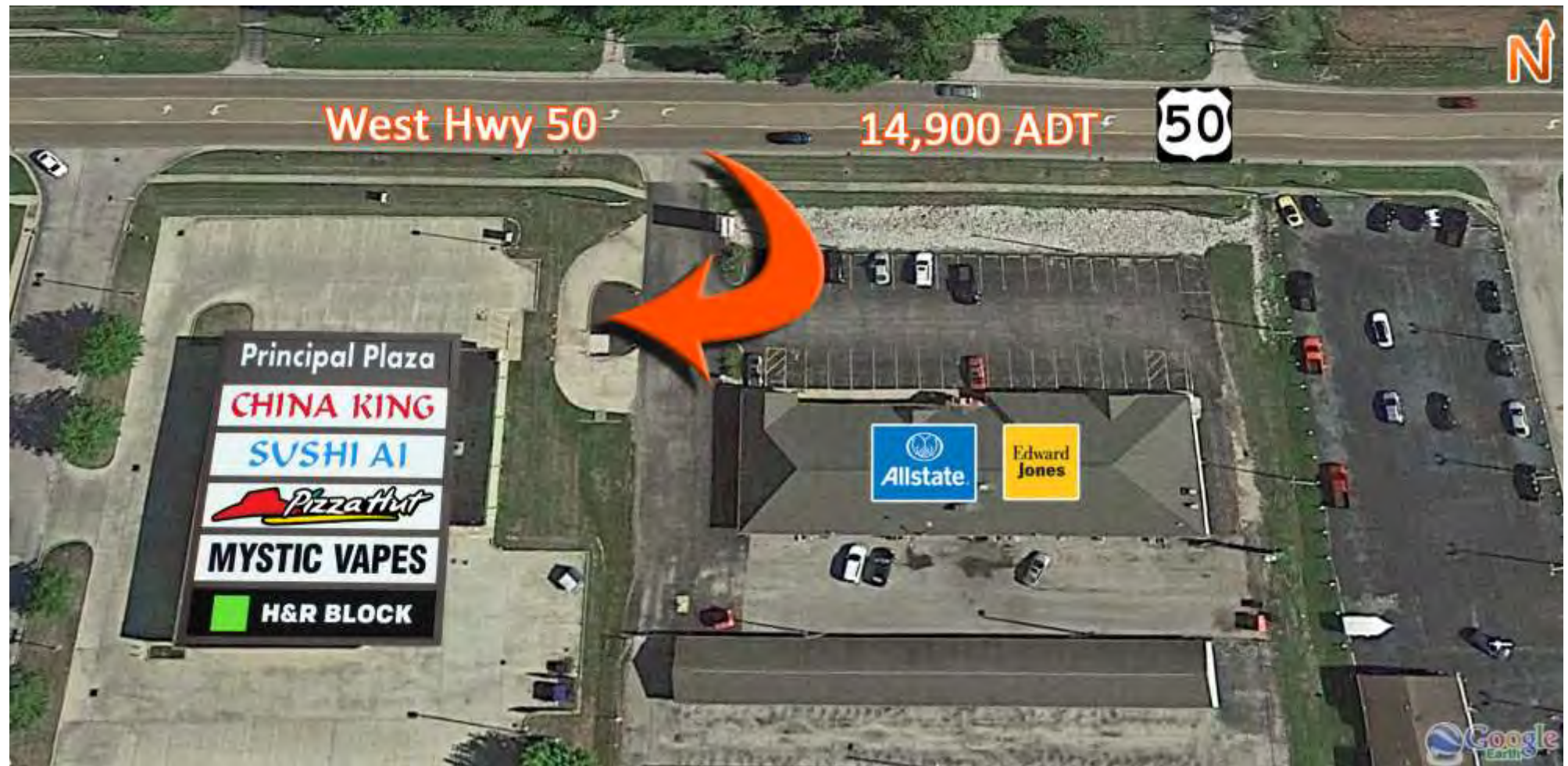


For Sale or Lease > Pad Ready Site

711 West Hwy 50
O'Fallon, IL 62269



Sale Price: \$55,000
Lease Rate: \$500 per Month, Gross

- 0.17 Acre Pad Ready Site – Former ATM Site
- 14,900 ADT on West Hwy 50
- Minutes from St. Elizabeth's Hospital
- Electric and Gas located at Pad; Water and Sewer at Building

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS Mike Durbin
1173 Fortune Blvd. Shiloh, IL 62269 C: 618.960.8675
618.277.4400 barbermurphy.com MikeD@barbermurphy.com

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.





Listing No: 1885

Land

ATM Site

Centre Point Retail Center
711 West Highway 50
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: Yes
Sale Price: \$55,000
Sale Price/Acre:
Sale Price/SF:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$500.00
Lease Term:

Comments

Pad and driveway already in place at this former ATM Site. Space can also be used for vending purposes such as video rental, ice bag dispensing or any other drive-up services. Motivated Seller/Lessor.

Total Acres Available: 0.17
Min Divisible Acres: 0.17

LAND MEASUREMENTS:

Acres: 0.17
Frontage: 20 FT
Depth: 50 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-64
Rail: No
Barge: No
Airport: MidAmerica St. Louis

PROPERTY INFORMATION:

Parcel No: 04-30.0-303-027
County: St. Clair
Zoning: B-1
Zoning By: City of O'Fallon
Complex: Centre Pointe Retail Center

TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No

Property Tax: \$23,394.32
Tax Year: 2018
Traffic Count: 14,900
Topography: Level

UTILITY INFORMATION

Water Provider: City of O'Fallon
Sewer Provider: City of O'Fallon
Gas Provider: Ameren IL
Electric Provider: Ameren IL
Telecom Provider: AT&T

Service: Location: At Building
Service: Location: At Building
Service: Location: On Site
Service: Location: On Site
Service: Location:

Listing Broker(s)

Mike Durbin
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Cell: (618) 960-8675

