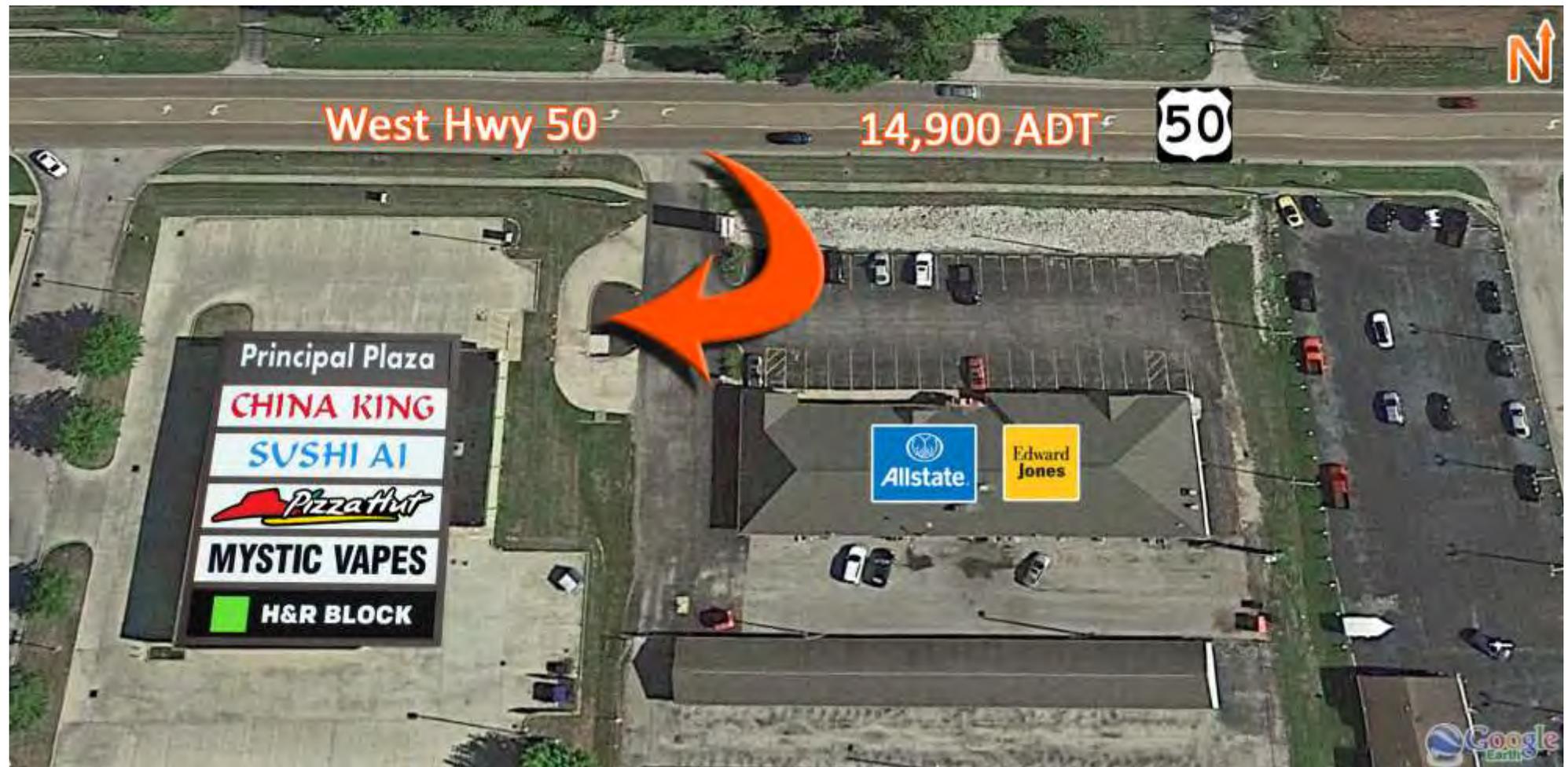


For Sale or Lease > Pad Ready Site

721 W Highway 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

Total Acres Available: 0.17
Min Divisible Acres: 0.17

Land

ATM Site

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

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

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:

PROPERTY INFORMATION:

Parcel No: 04-30.0-303-027	TIF: No	Property Tax: \$23,394.32
County: St. Clair	Enterprise Zone: No	Tax Year: 2018
Zoning: B-1	Survey: No	
Zoning By: City of O'Fallon	Environmental: No	Traffic Count: 14,900
Complex: Centre Pointe Retail Center	Archaeological: No	Topography: Level

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.

UTILITY INFORMATION

Water Provider: City of O'Fallon	Service:	Location: At Building
Sewer Provider: City of O'Fallon	Service:	Location: At Building
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider: AT&T	Service:	Location:

Listing Broker(s)

Mike Durbin
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 Cell: (618) 960-8675

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