

Owner/User Opportunity Class A Office Building for Sale

631 North Main St., O'Fallon, IL 62269



- Elite 9,000+ SF Office Building built in 2015 in highly desirable O'Fallon, IL
- Owner/ User Building - 5,168 SF Available to Buyer
- All Suites have High End Finishes and Custom Build-Out
- Current Tenants include Edward Jones, The Fource Group and R.W. Builders

Reduced Sale Price: \$1,575,000

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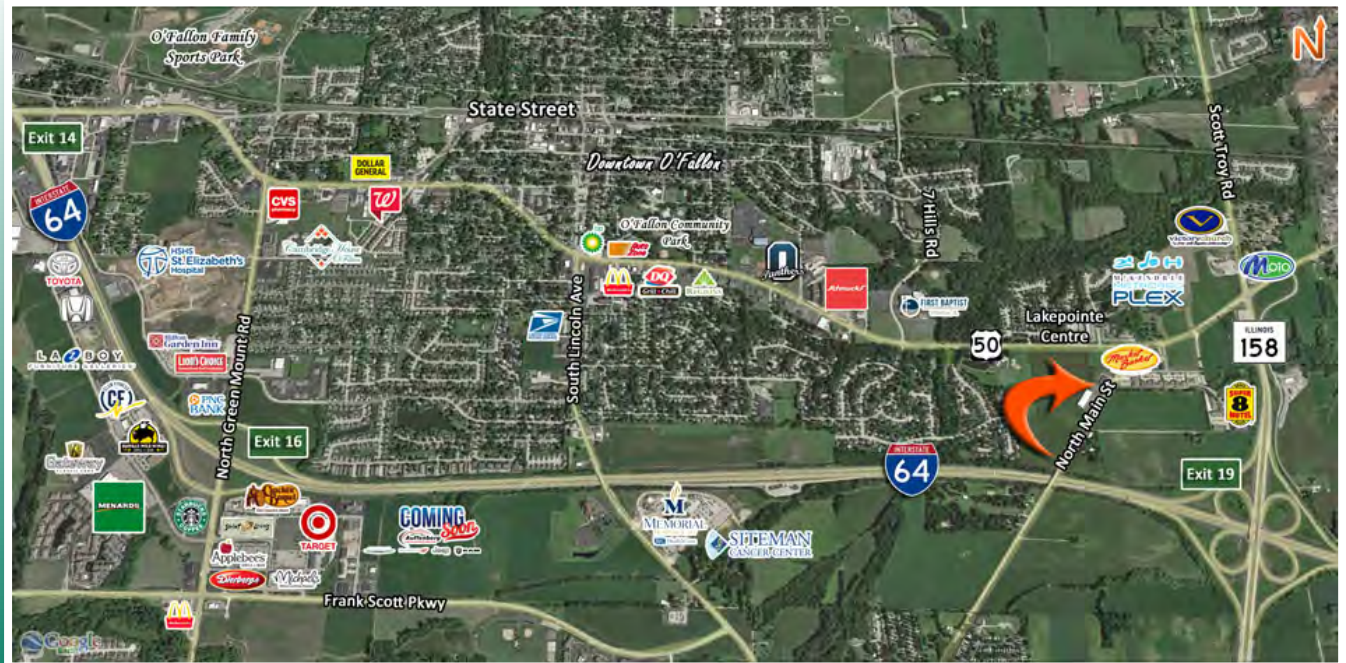
COMMERCIAL REAL ESTATE SOLUTIONS Tony Smallmon
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the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





The Building is 10 minutes from Scott Air Force Base with close access to Interstate 64, at Exit 19 and in close proximity to the new St. Elizabeth's and Memorial Hospitals.



Floor Plan

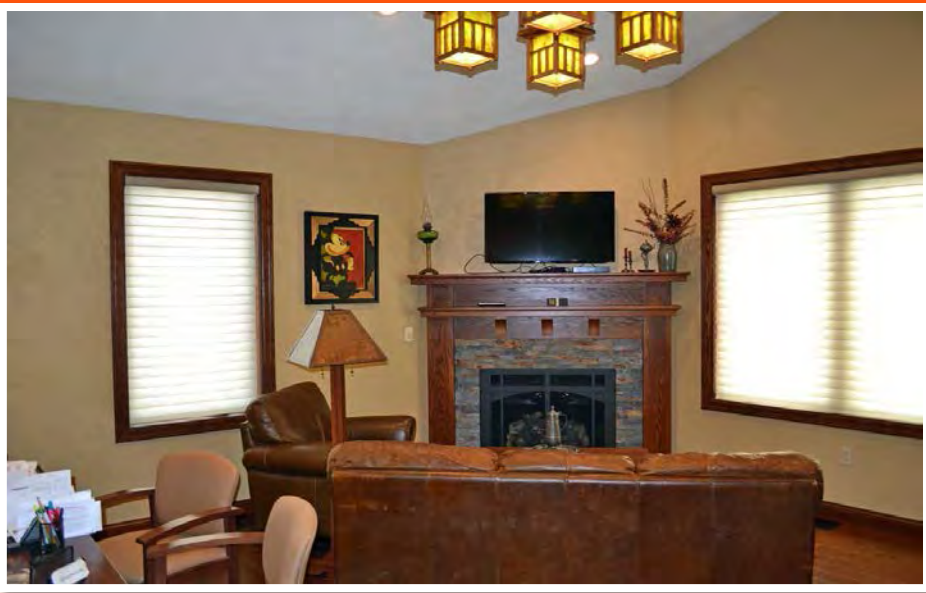


Fully Leased 9,000+ SF
Professional Office
Building for Sale

1,200 SF is Leased to
Edward Jones

2,900 SF is Leased to
The Fource Group

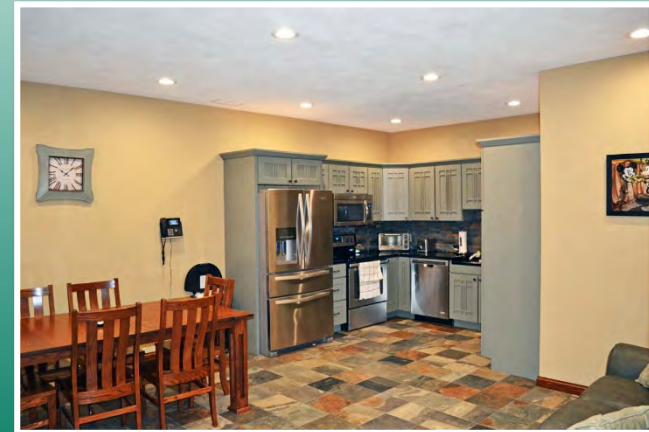
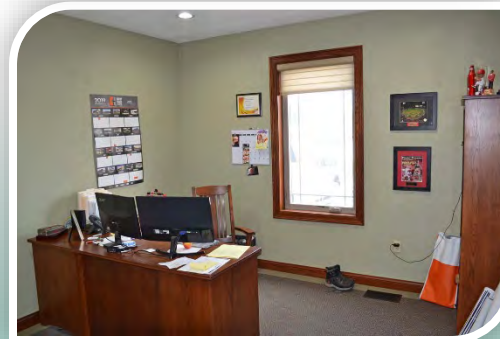
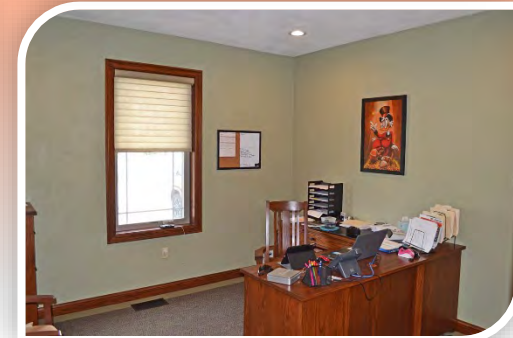
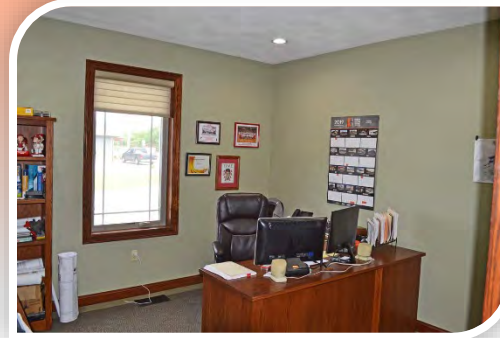
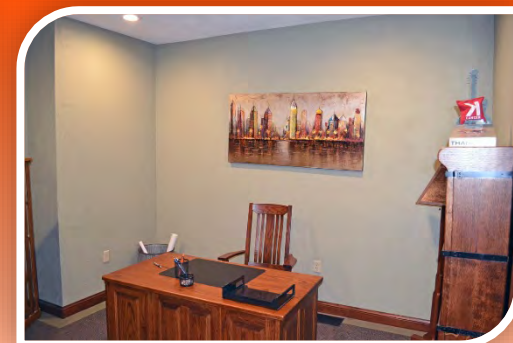
5,168 SF is Available
to Buyer



Suite #1 – 5,168 SF Available

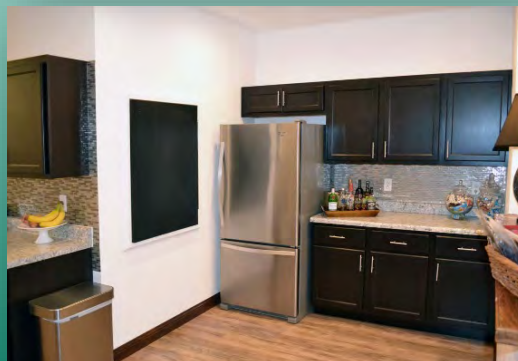
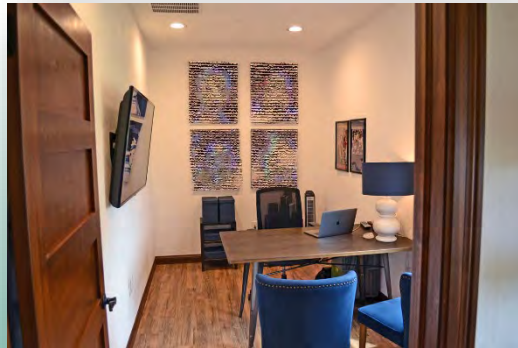
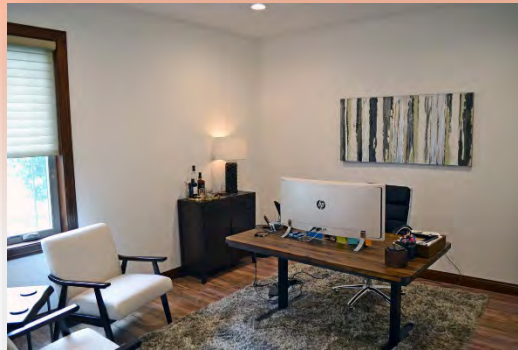
5,168 SF Suite, has 8 offices and 1 executive suite, reception and admin areas along with a full kitchen and two restrooms with a slate tile floor and custom cabinetry, conference room with stunning glass doors and a 1,000 SF basement. High end finishes.

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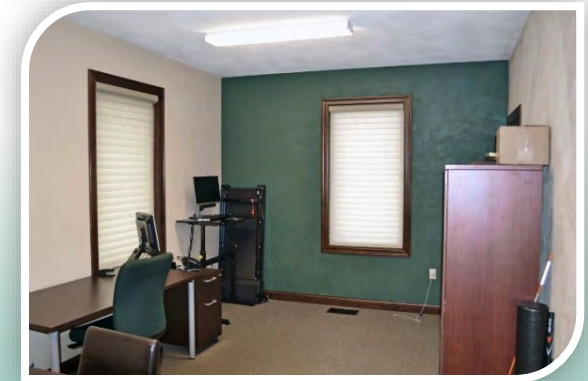
Suite #2 – The Fource Group

2,900 SF Suite - has an eclectic feel with 3 private offices, conference room, open kitchen, two restrooms and large creative work space.



Suite #3 – Edward Jones

1,200 SF Suite - reception area, 2 private offices, kitchenette, 1 restroom and storage room.



Listing No: 1432

Office

631 North Main Street
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,575,000
Sale Price/SF: \$191.00
CAP Rate: 6.10%
GRM:
NOI: \$97,291

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Suite #1 is 5,168 SF - This space available to buyer. Space consists of 9 private offices, reception and admin areas along with a full kitchen and two bathrooms with a slate tile floor and custom cabinetry, conference room with stunning glass doors and a 1,000 SF basement.

Comments

The Custom Built Office is 10 minutes from Scott Air Force base with close access to Interstate 64. The Fource Group occupies Suite #2 which is 2,900 SF with 3 private offices, conference room, open kitchen, two restrooms and large creative work space. Edward Jones occupies Suite #3 which is 1,200 SF and offers a reception area, 2 private offices, kitchenette, 1 restroom and storage room.

Total SF Available: 9,268 SF
Min Divisible SF: 5,168 SF

SQUARE FOOT INFO:

Building Total: 9,268 SF
Total Available: 9,268 SF
Direct Lease: 5,168 SF
Sublease: 0 SF
Office: 9,268 SF
Retail: 0 SF
Min Divisible: 5,168 SF
Max Contiguous: 9,268 SF

LAND MEASUREMENTS:

Acres: 1.00
Frontage: 175 FT
Depth: 250 FT

PROPERTY INFORMATION:

Parcel No: 04-33.0-209-006	TIF: No	Parking: 35
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-1	Survey: Yes	Traffic Count: 5,000
Zoning By: City of O'Fallon	Environmental: No	Property Tax: \$21,759.84
Complex: O'Fallon Business Park	Archaeological: No	Tax Year: 2019
Prior Use: Office		

STRUCTURAL DATA:

Year Built: 2015	Clearance Min: 8'	Exterior: Stone - Hardy Board
Rehab Year:	Clearance Max: 10'	Bay Spacing:
Floors: 1	Floor Drains: Yes	Sprinklers:
Class: A		

Listing Broker(s)

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