

FOR SALE or LEASE

Mixed Use / Flex Space



**111 W 2nd Street
O'Fallon, Illinois 62269**

- ♦ 27,060 SqFt – Street level
- ♦ 3,000+ SqFt – Upper level
- ♦ Total Offered Price: **\$995,000**
- ♦ Lease Rate: **\$8.75 PSF NNN**
- ♦ **Possible Uses:**
 - ♦ CrossFit Gym / Personal Training
 - ♦ Martial Arts / Dance Studio
 - ♦ Rock Climbing / Indoor Pickleball
 - ♦ Woodworking / Metal Fabrication
 - ♦ Custom Cars or Motorcycles
 - ♦ Micro-Brewery / Ghost Kitchen
 - ♦ Escape Rooms / Axe Throwing
 - ♦ Plumbing / Electrical contractors
 - ♦ Flooring / Cabinet contractors
 - ♦ Indoor storage
- ♦ All utilities available / .72 acres
- ♦ Overhead garage doors w/ ceiling height
- ♦ Environmental Report completed
- ♦ Tremendous corner location in O'Fallon



Terry Heimann
Founder/Managing Broker
(618) 580-6390
TerryHeimann@Yahoo.com

Gateway Commercial Real Estate
4020 Green Mount Crossing
Suite 246
Shiloh, IL 62269

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.