

# 1902 W. Hwy 50, O'Fallon, IL



TOTAL: 1443 sq. ft.  
FLOOR 1: 1164 sq. ft. FLOOR 2: 279 sq. ft.  
EXCLUDED AREAS: GARAGE: 284 sq. ft., ELECTRICAL ROOM: 35 sq. ft., BALCONY: 139 sq. ft.  
\*SIZES ARE ESTIMATED AND APPROXIMATE. ACTUAL MAY VARY.



1902 W. Highway 50, O'Fallon  
12/18/2024, 6:21:52 PM  
1:1,128  
0.00 0.01 0.02 mi  
Legend:  
- Township Boundary  
- Roads  
- Parcels  
Map of O'Fallon, IL, Street View of O'Fallon, IL, 62450, Google Maps, Imagery © 2024, etc.  
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Prime Commercial Opportunity in High-Traffic Area! Unlock the potential of this 1,500+ SF property, ideally zoned B-1 and previously used as a multi-family investment with two (2) two-bedroom rental units. Situated on a prominent corner lot with 75 feet of frontage on Highway 50 and 208 feet on Brookside, this property boasts exceptional visibility—perfect for signage with 19,500 daily traffic count. !

*Offered at \$400,000*



Bob & Jo Woodward  
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