



FOR SALE

INVESTMENT PROPERTIES

1210 & 1214 PARAGON DRIVE
O'FALLON, ILLINOIS 62269



1210 PARAGON DRIVE



1214 PARAGON DRIVE



TWO (2) PROFESSIONAL
FULLY BRICKED OFFICE BUILDINGS



CONVENIENT LOCATION OFF HARTMAN LANE
with easy access to Frank Scott Parkway,
I-64, and Green Mount Road



PROFESSIONALLY MANAGED



SALE PRICE:
\$760,000



MONUMENT SIGNAGE
ALONG HARTMAN LANE

CONTACT BROKERS:



LUKE ALLAN, BROKER
618-578-3598
Luke@choosekwg.com



KELLY HULVEY, BROKER
618-210-4702
Kelly@choosekwg.com



DAVE KUNKEL, BROKER
618-977-1846
Dave@choosekwg.com



KUNKELCOMMERCIAL.COM



KUNKEL COMMERCIAL GROUP, 3318 N IL, SWANSEA, IL 62226 618-202-4500 OFFICE

Information herein is not warranted and subject to change without notice. We assume no liability for errors or omissions. Broker makes no representation as to the environmental condition of property and recommends Purchaser's/Tenant's independent investigation.

d
ent

PROPERTY AERIAL

1210 & 1214 PARAGON DRIVE
O'FALLON, ILLINOIS 62269



PROPERTY OVERVIEW

- Two Office Buildings
- Separate Parcels
- Dedicated Parking Areas

1210 & 1214 Paragon Drive
O'Fallon, IL 62269

Professional Office Investment Opportunity

1210 Paragon Drive & 1214 Paragon Drive, O'Fallon, Illinois 62269

Property Highlights

1210 Paragon Drive

- Built: 1998
- Parcel ID # 03-36.0-100-018
- Fully Bricked Building
- Fully Leased-Four (4) Tenants
- Square Footage: 3,420 SF
- 0.36 acres
- 2025 RE Taxes: \$9,660.12

1214 Paragon Drive

- Built: 1997
- Parcel ID #03-36.0-100-017
- Fully Bricked Building
- Fully Leased-Two (2) Tenants
- Square Footage: 3,384 SF
- 0.36 acres
- 2025 RE Taxes: \$9,456.52

Zoning: B-1 Community Business

Municipality: City of O'Fallon

Pricing Information: Sale Price: \$760,000 (Both Buildings Sold Together)

For additional information, contact Kunkel Commercial Group at 618-202-4500.

