



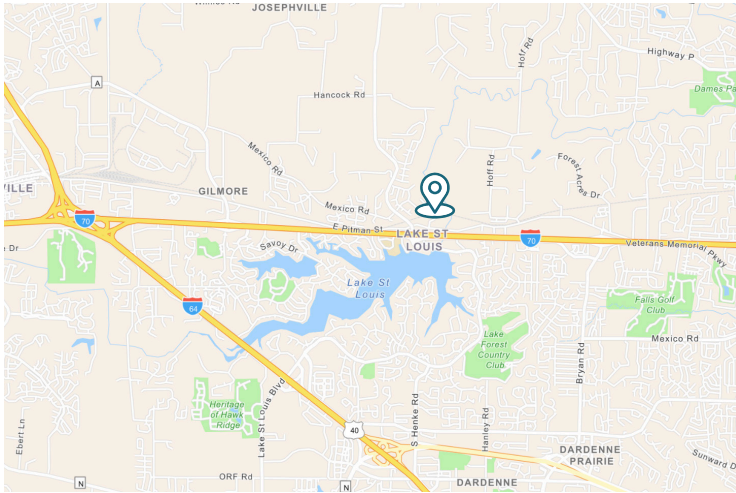
FOR SALE

1061 Peruque Crossing Court
O'Fallon, MO 63366



**McKELVEY
PROPERTIES**
building relationships . creating wealth

SALE PRICE: \$975,000



Fully Leased Office Investment Property For Sale!

Discover a rare opportunity to acquire a 100% leased office investment in the rapidly growing O'Fallon market. This attractive 5,208 SF single-story office building, constructed in 2006, sits on a 0.62-acre lot with ample surface parking and excellent accessibility to I-70 and surrounding commercial corridors.

Professionally maintained and situated within a desirable office park, the property provides stable, diversified income with established tenants in place. Its efficient floor plan, strong curb appeal, and proximity to regional amenities make it a reliable, low-maintenance investment poised for long-term performance.



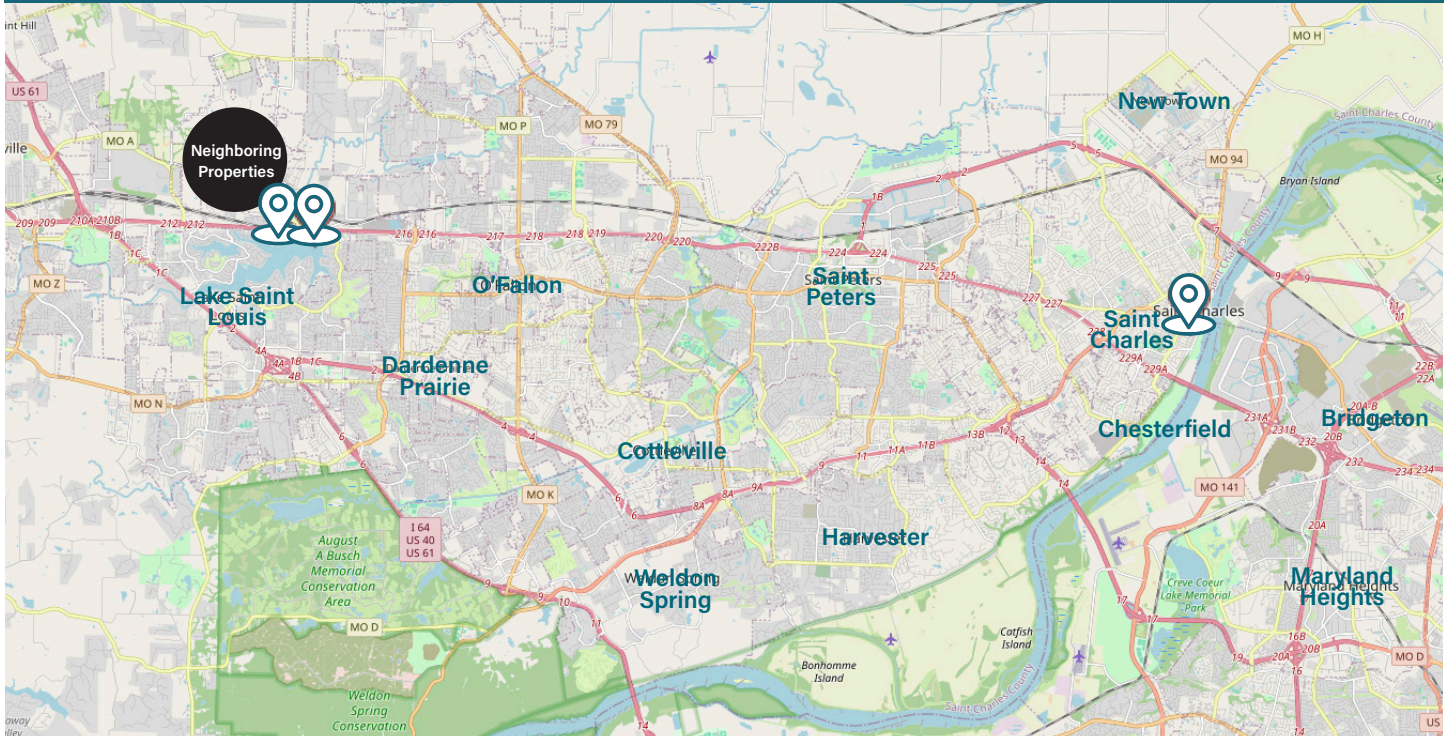
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MP

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

PORTFOLIO SALE INFORMATION



PROPERTY:

**1052 Peruque Crossing
O'Fallon, MO 63366**

PROPERTY:

**1061 Peruque Crossing
O'Fallon, MO 63366**

PROPERTY:

**320 N 5th Street
St. Charles, MO 63301**

Sale Price: \$995,000

Neighboring
Properties

KEY HIGHLIGHTS

- 5,208 SF office building on 0.62 acres
- Fully leased – immediate in-place income
- Built in 2006 – modern systems and low deferred maintenance
- Attractive office park setting with 22 surface parking spaces
- Strong O'Fallon location with quick access to I-70
- Ideal turnkey opportunity for investors seeking stable cash flow

Sale Price: \$975,000

KEY HIGHLIGHTS

- 5,208 SF office building situated on 0.62 acres
- Fully leased with immediate and in-place income
- Tenants include Marble Wellness and Emergent Learning
- 2025 real estate taxes: \$11,387.58
- Built in 2006 with modern systems and minimal deferred maintenance
- Ideal turnkey investment opportunity offering stable cash flow

Sale Price: \$980,000

KEY HIGHLIGHTS

- 5,457 SF single-story office building
- Highly visible downtown corner location
- Steps from the St. Charles County Courthouse
- Ideal owner-user layout with ability to lease surplus space
- 19 surface parking spaces
- Excellent access to I-70 and major commercial corridors
- Walkable to Main Street restaurants, retail, and government offices

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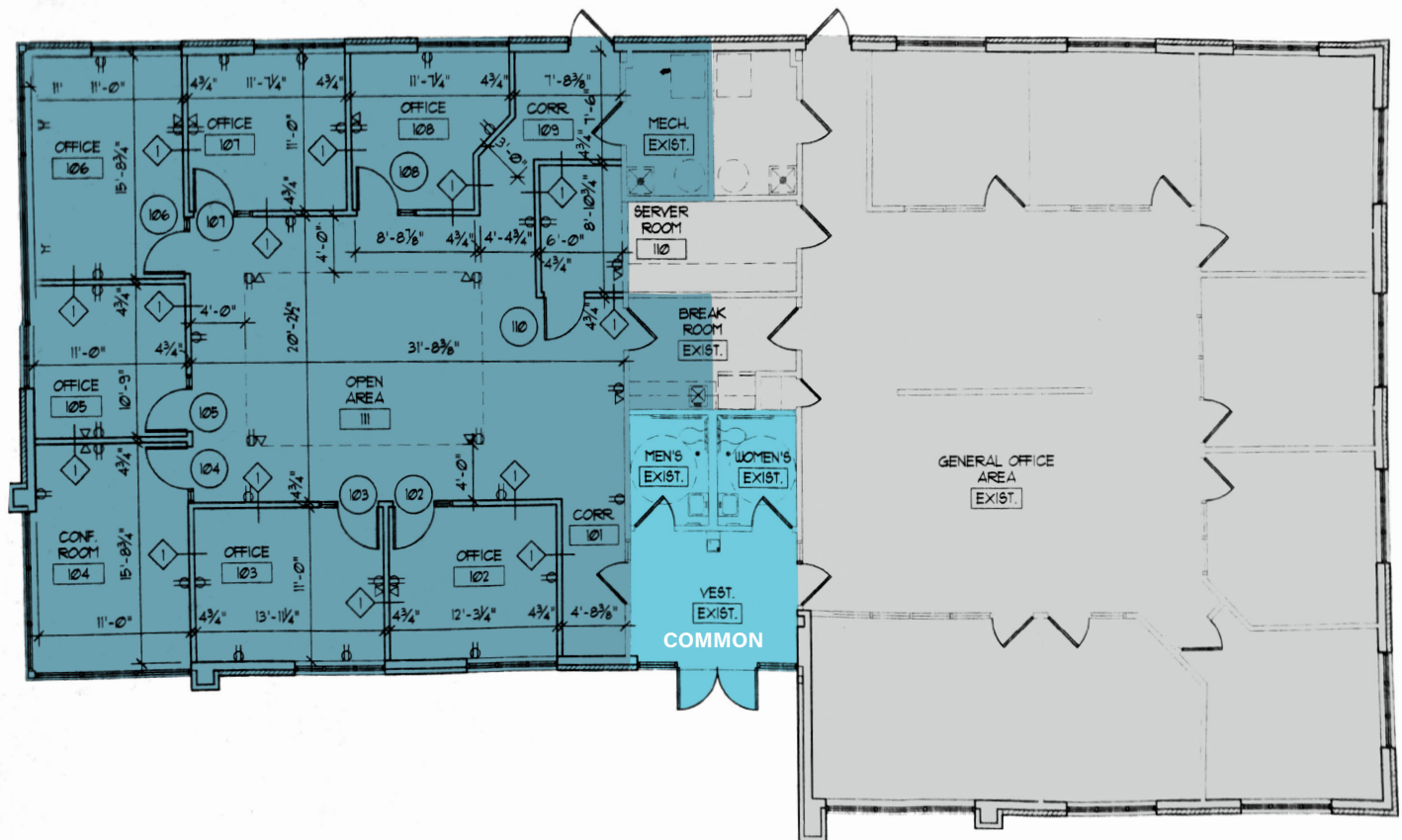
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FLOOR PLAN



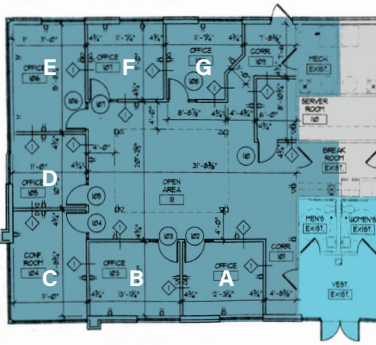
TENANTS ARE:
-MARBLE WELLNESS
-EMERGENT LEARNING

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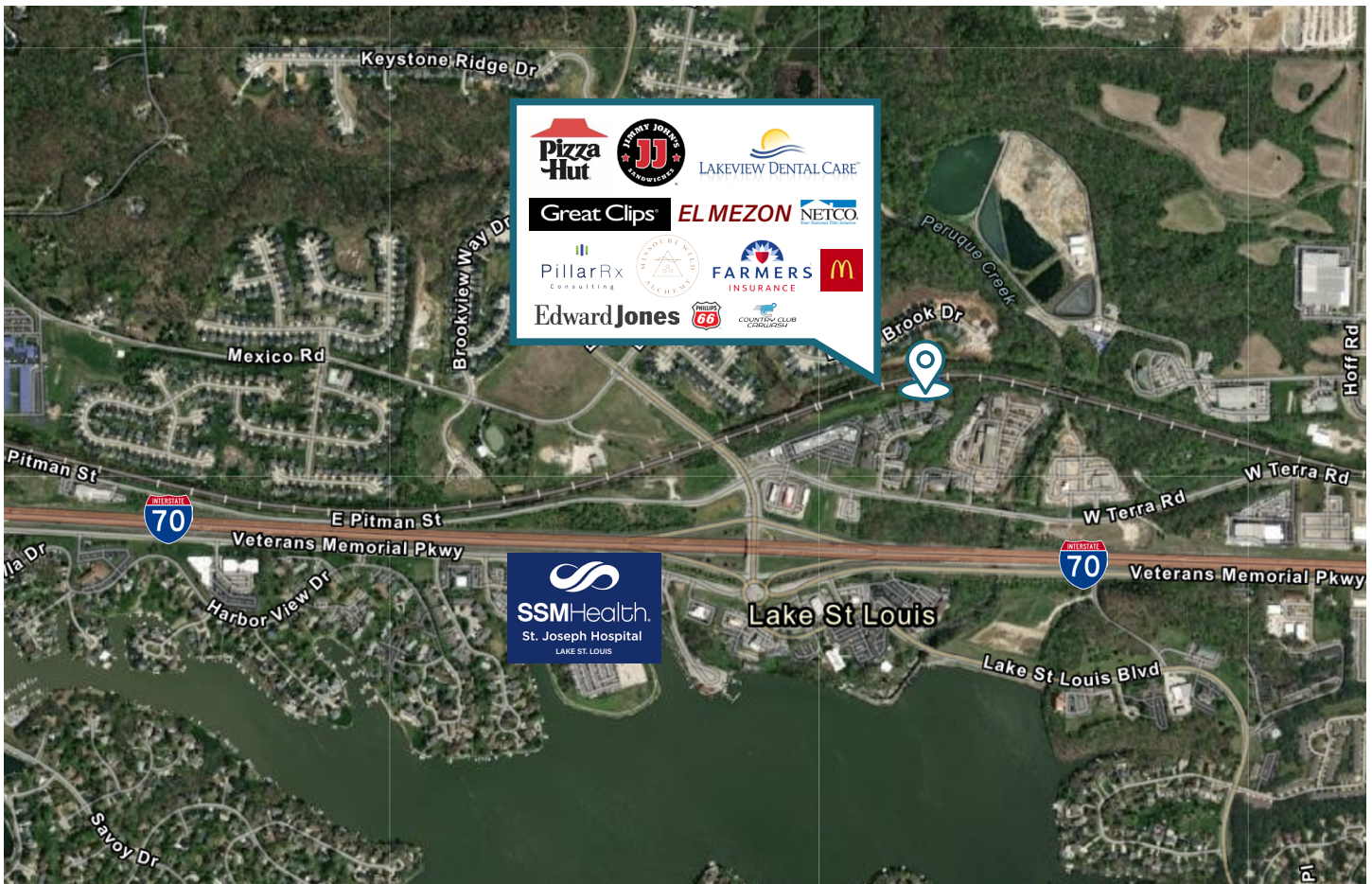


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PROPERTY DETAILS	WOULD BE PERFECT FOR	TRAFFIC COUNT	NEARBY BUSINESSES
<p>Located in the popular O'Fallon area.</p> <p>Nearby Highway 70.</p> <p>17 parking spots.</p>	<p>Fully leased building would be a perfect fit for an investor.</p> <p>Income is immediate and in-place.</p>	<p>75,424 VPD within one mile</p> <p>up to 76,790 VPD within 3 miles.</p>	<p>Pizza Hut</p> <p>Great Clips</p> <p>Jimmy Johns</p> <p>Lakeview Dental Care</p> <p>El Mezon</p> <p>Pillar RX Consulting</p>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,179	45,691	135,146
HOUSEHOLDS	1,566	17,699	49,775
AVERAGE INCOME	\$135,094	\$131,120	\$127,896

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McKELVEY PROPERTIES

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UNIQUE OPPORTUNITY TO BUY:



PROPERTY:

**1002 Peruque Crossing
O'Fallon, MO 63366**

Sale Price: \$1,550,000

PROPERTY:

**1052 Peruque Crossing
O'Fallon, MO 63366**

Sale Price: \$995,000

PROPERTY:

**1061 Peruque Crossing
O'Fallon, MO 63366**

Sale Price: \$975,000

Rare opportunity to acquire three properties within the same court. Two buildings are fully leased, providing immediate, in-place income, while the third building offers approximately 2,700 SF available for lease—ideal for an

owner-user seeking to occupy space while benefiting from existing cash flow. This unique configuration allows for diversified income, flexibility, and long-term upside within a single, cohesive location.

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