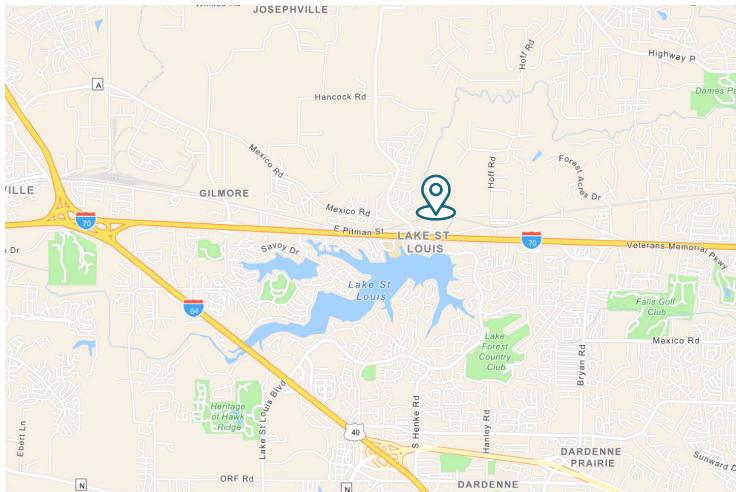




FOR SALE

1061 Peruque Crossing Court
O'Fallon, MO 63366

SALE PRICE: \$975,000



**MCKELVEY
PROPERTIES**
building relationships . creating wealth

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.

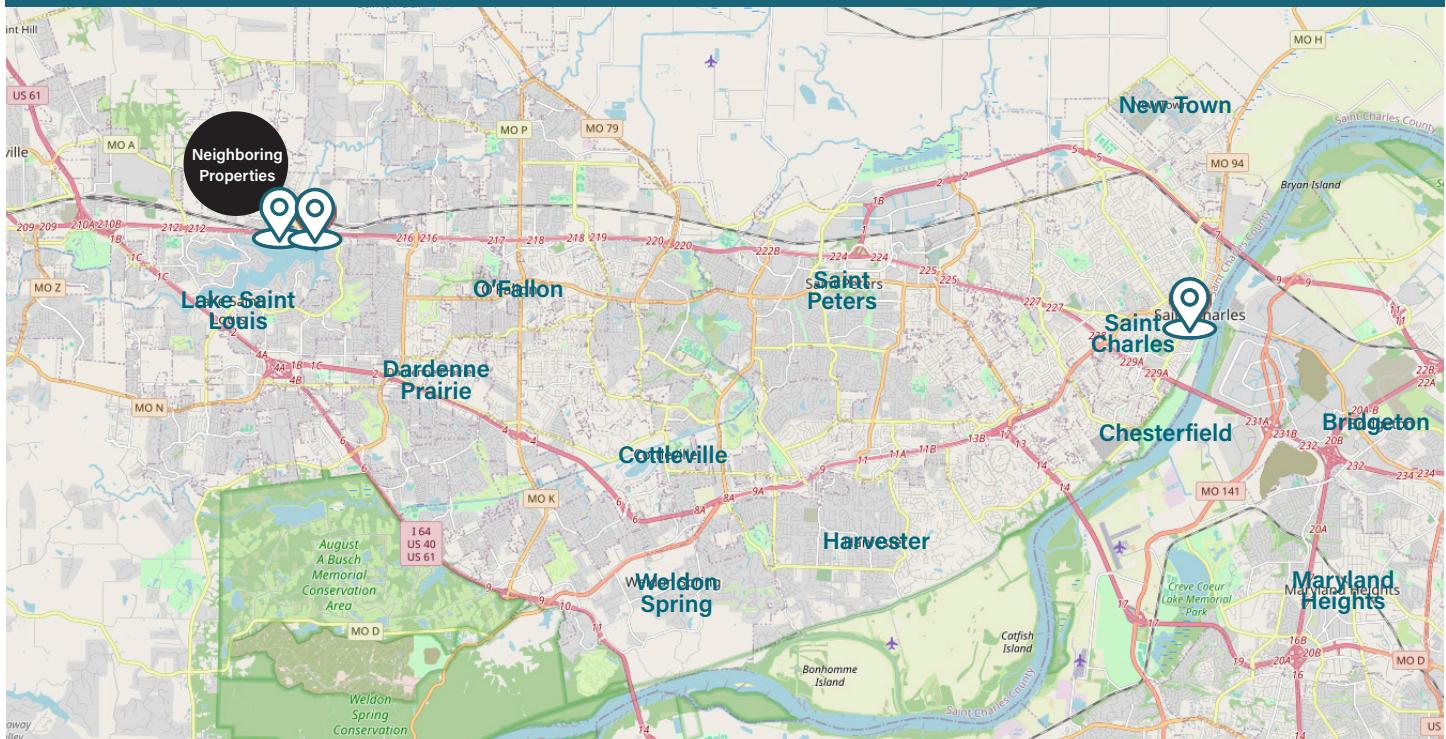


CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com

MP

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

CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com

MP



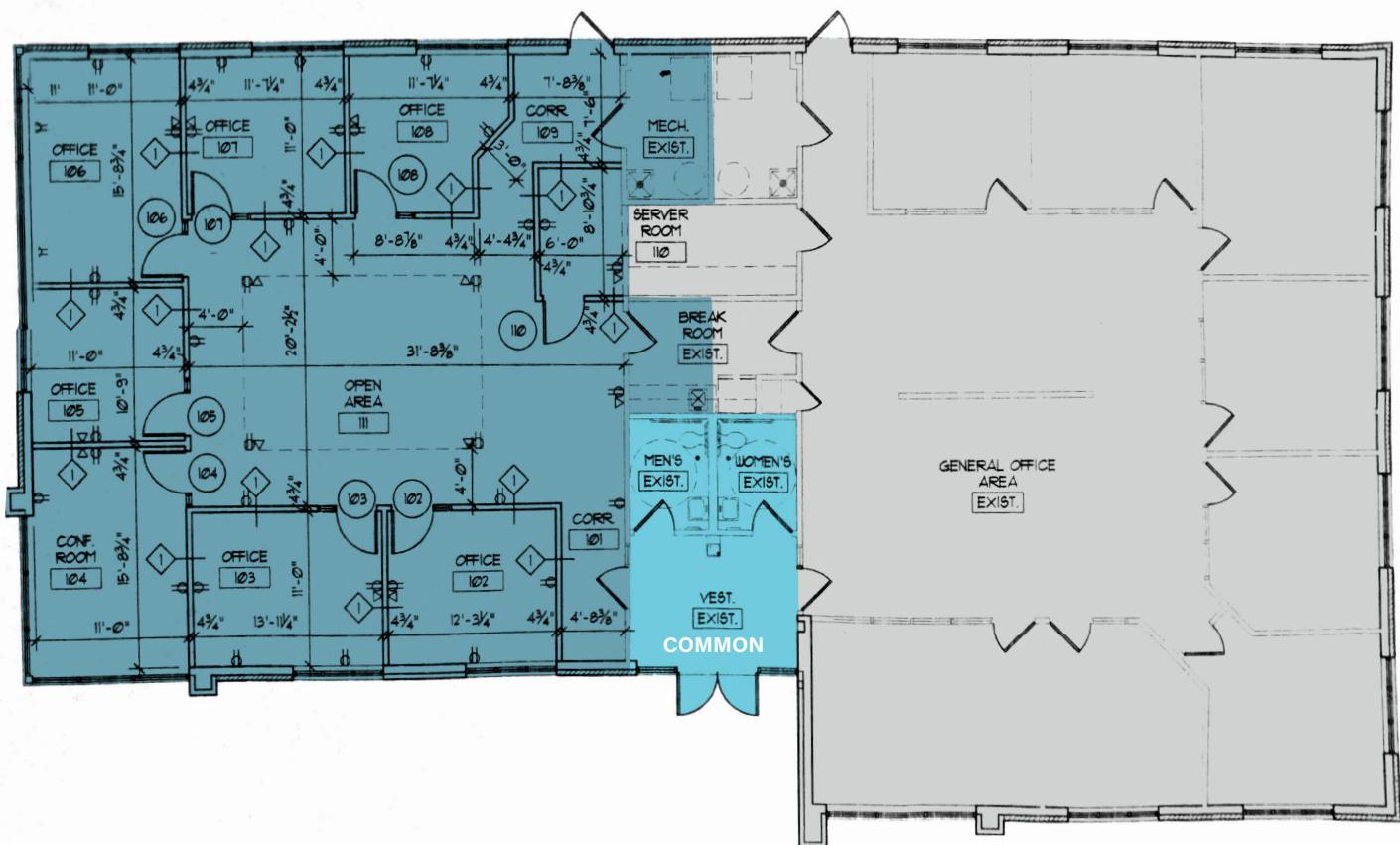
FOR SALE

1061 Peruque Crossing Court
O'Fallon, MO 63366



**MCKELVEY
PROPERTIES**
building relationships . creating wealth

FLOOR PLAN

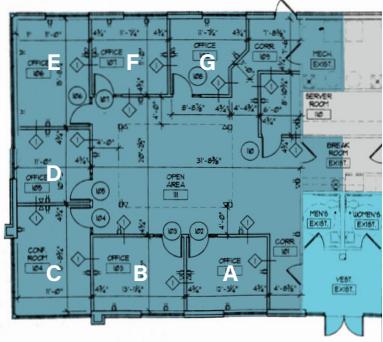


TENANTS ARE:
-MARBLE WELLNESS
-EMERGENT LEARNING

CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com

MP



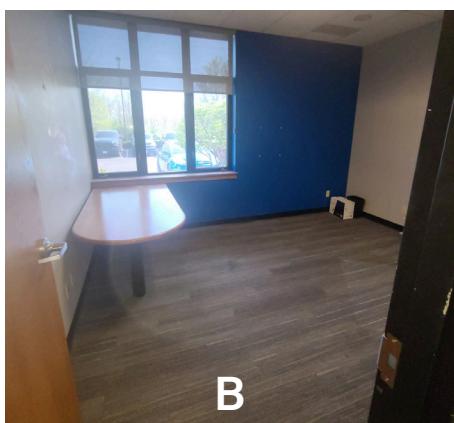
KITCHENETTE



COMMON AREA



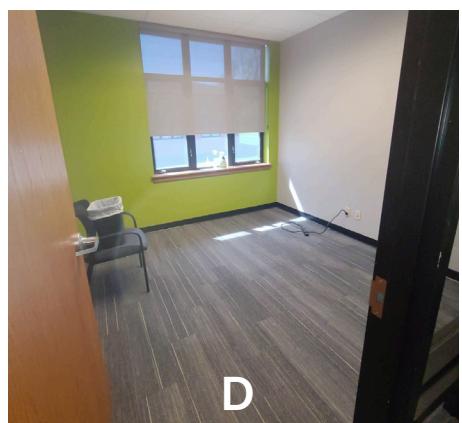
A



B



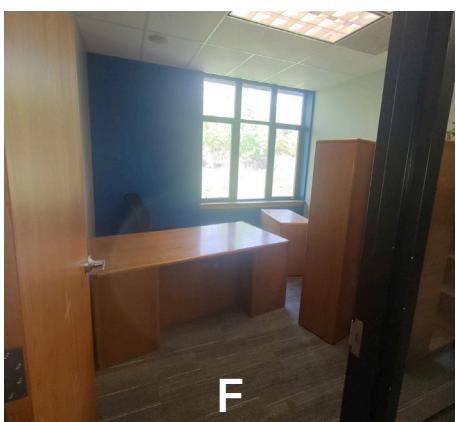
C



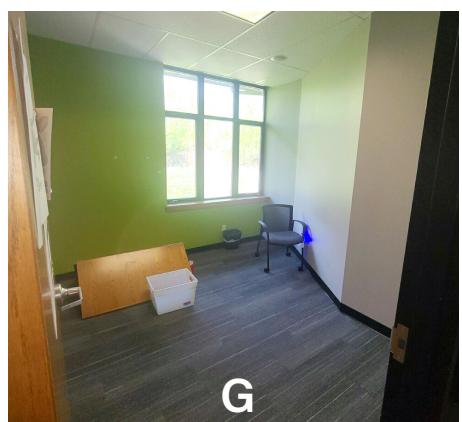
D



E



F

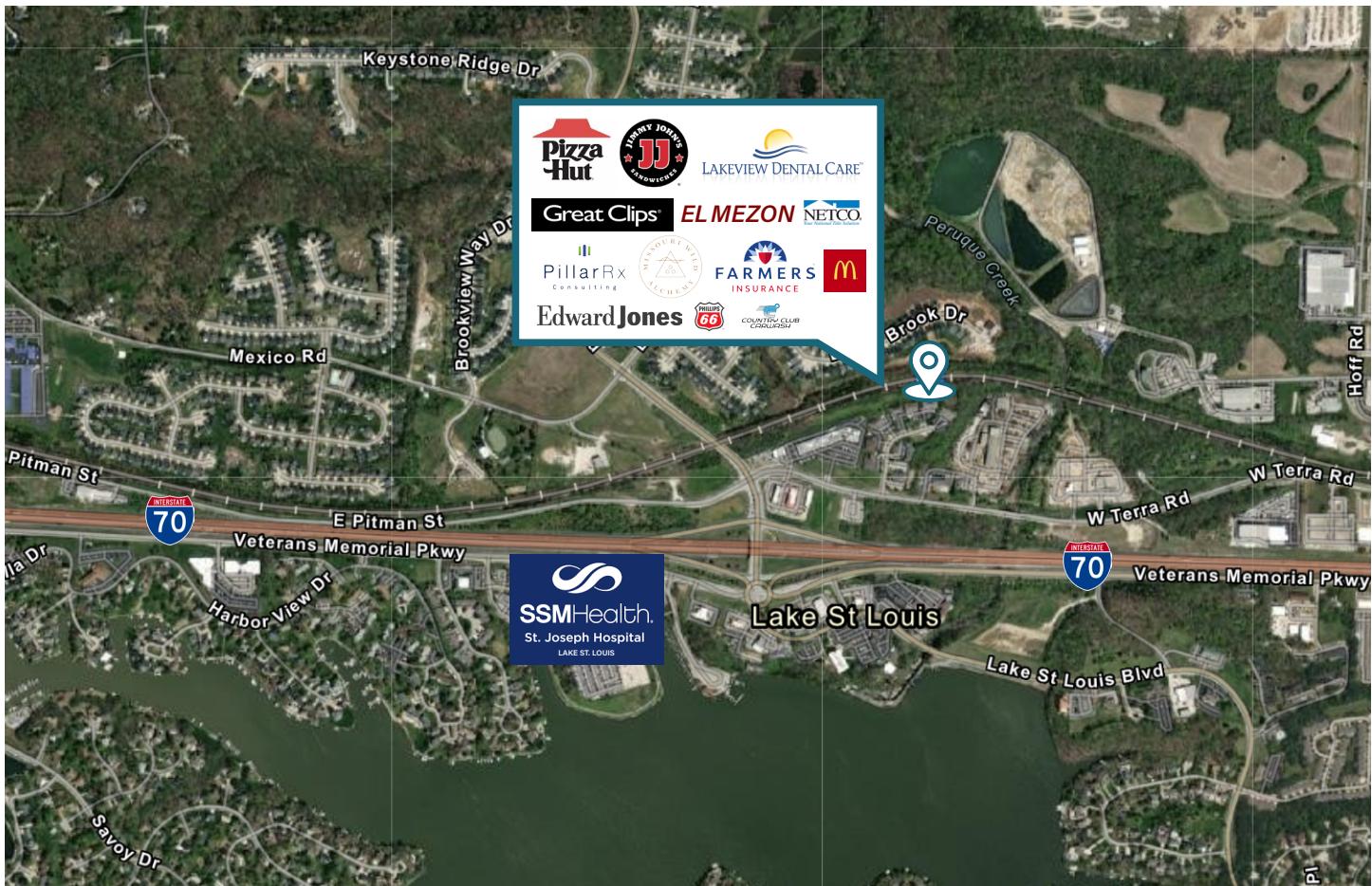


G

CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com





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

CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com

MP



MCKELVEY PROPERTIES

building relationships . creating wealth

UNIQUE OPPORTUNITY TO BUY:



PROPERTY:

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

Sale Price: \$1,550,000

PROPERTY:

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

Sale Price: \$995,000

PROPERTY:

**1061 Perque 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.

CONTACT: Patricia McKelvey - 636.448.1294
pmckelvey@mckelveyproperties.com

Kim Richter - 314.333.9844
krichter@mckelveyproperties.com

