



# MCKELVEY PROPERTIES

# FOR SALE

1052 Peruque Crossing Ct  
O'Fallon, MO 63366

Patricia McKelvey  
636.448.1294

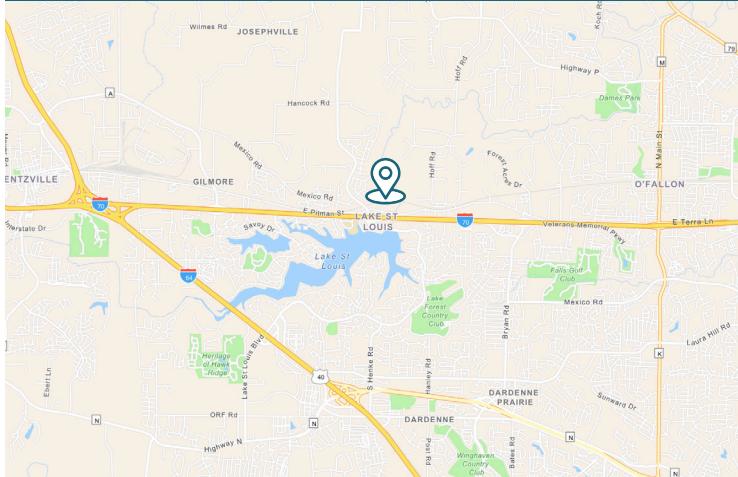
Kim Richter  
314.333.9844



## FOR SALE

1052 Peruque Crossing Ct.  
O'Fallon, MO 63366

**SALE PRICE: \$995,000**



**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.

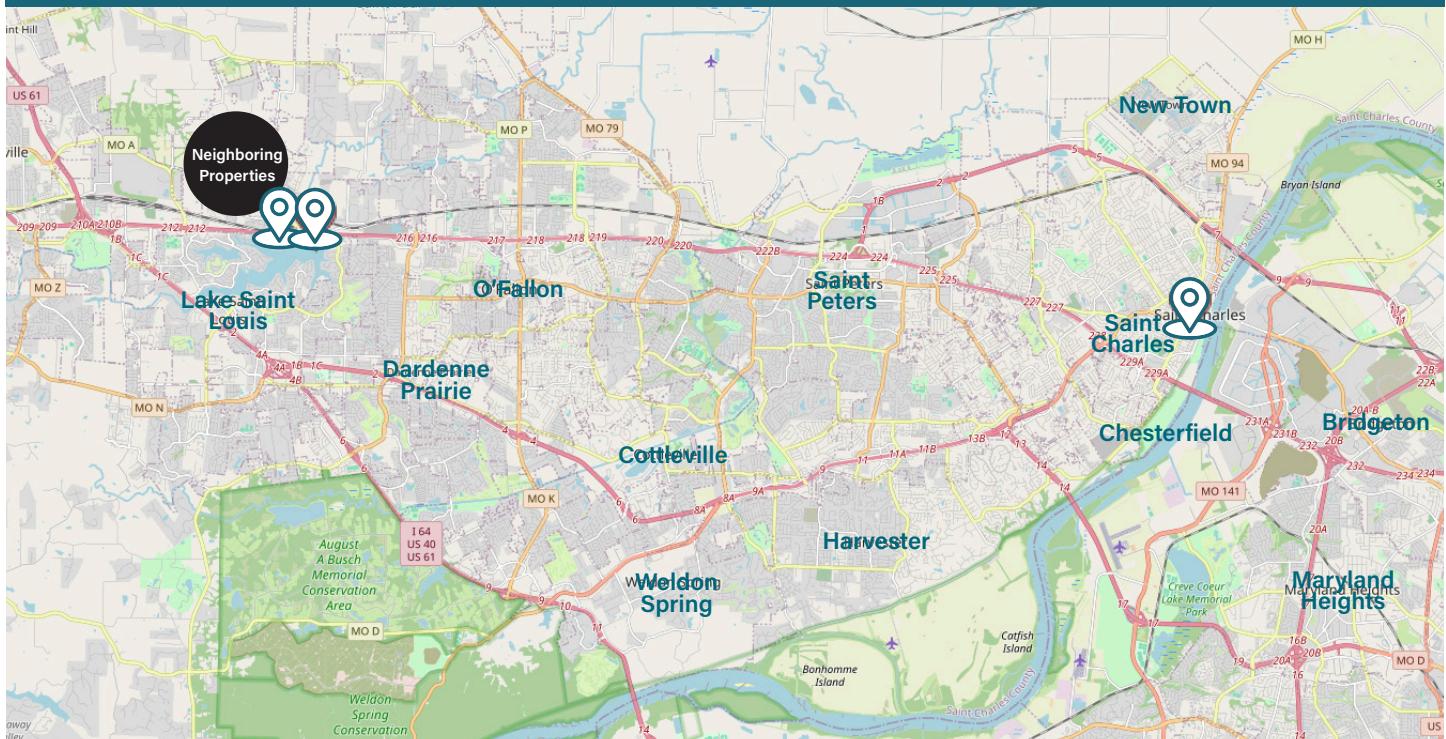


**CONTACT:** Patricia McKelvey - 636.448.1294  
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# PORTFOLIO SALE INFORMATION



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**

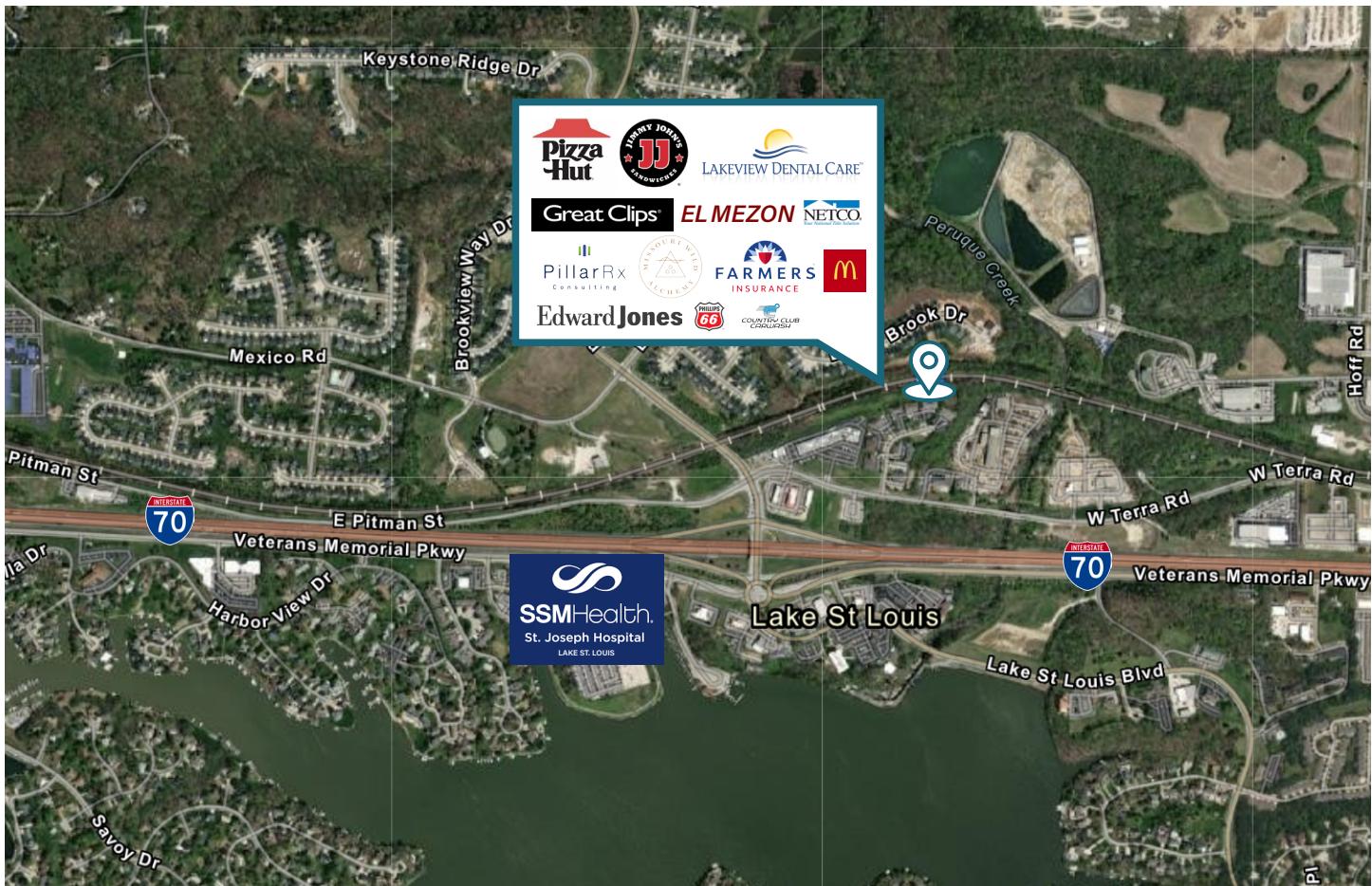
**KEY HIGHLIGHTS**

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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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>2025 Taxes: \$ 11,896.99</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 Great Clips Jimmy Johns Lakeview Dental Care El Mezon 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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## 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.

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