

FOR SALE

**Professional Office Building
784 Wall Street
O'Fallon, Illinois 62269**



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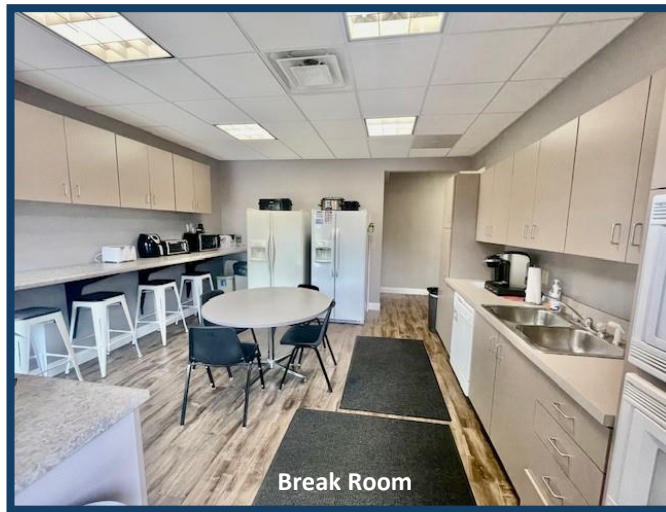
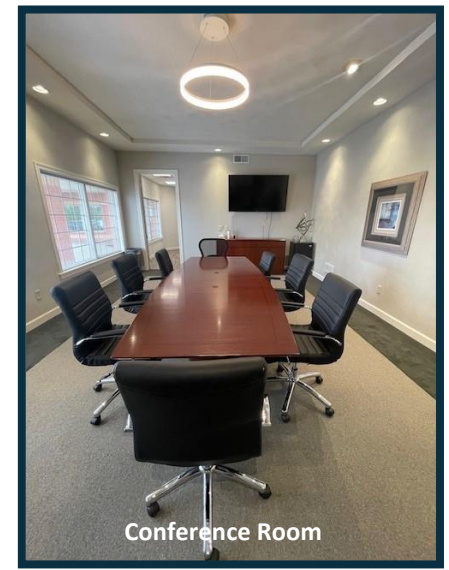
- 12,820 Square Foot Building
- Loft Area/ Attic Storage
- New Roof in 2023 (\$71K)
- 45 Parking Spaces
- Currently set up as two office condos (3,711 SF + 9,109 SF) with a firewall but can be combined
- Great Owner User Opportunity
- Close to St. Elizabeth's Hospital, Regency Conference Center and minutes from Scott Air Force Base
- Sought after location close to I-64 & Green Mount Road
- Monument Signage along Cambridge
- Broker has ownership interest
- **Sale Price: \$2,100,000** for all 12,280 sf. Contact Broker for individual office condo pricing and Rent Roll.



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

PHOTOS

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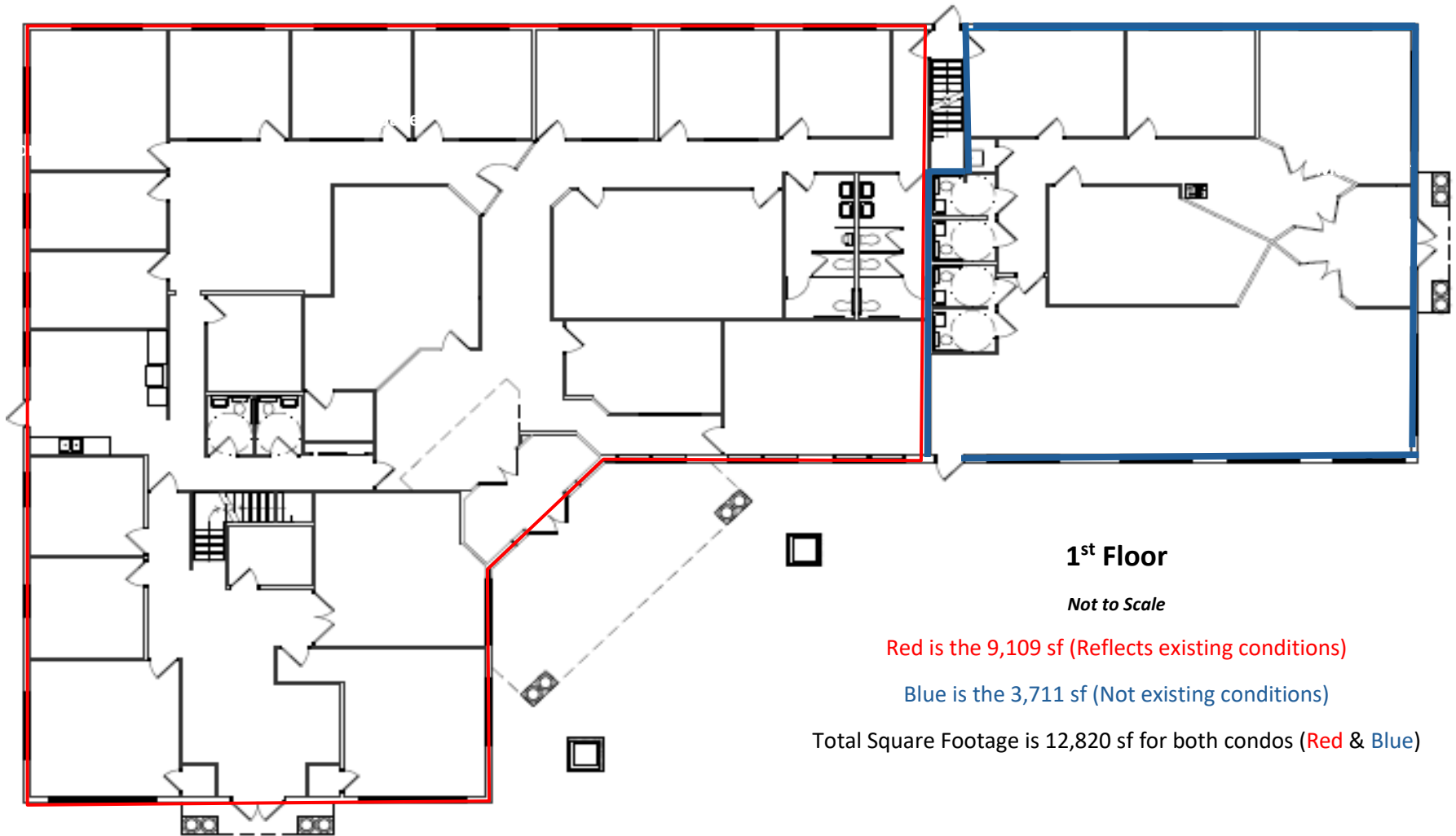


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Floor Plan



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1st Floor

Not to Scale

Red is the 9,109 sf (Reflects existing conditions)

Blue is the 3,711 sf (Not existing conditions)

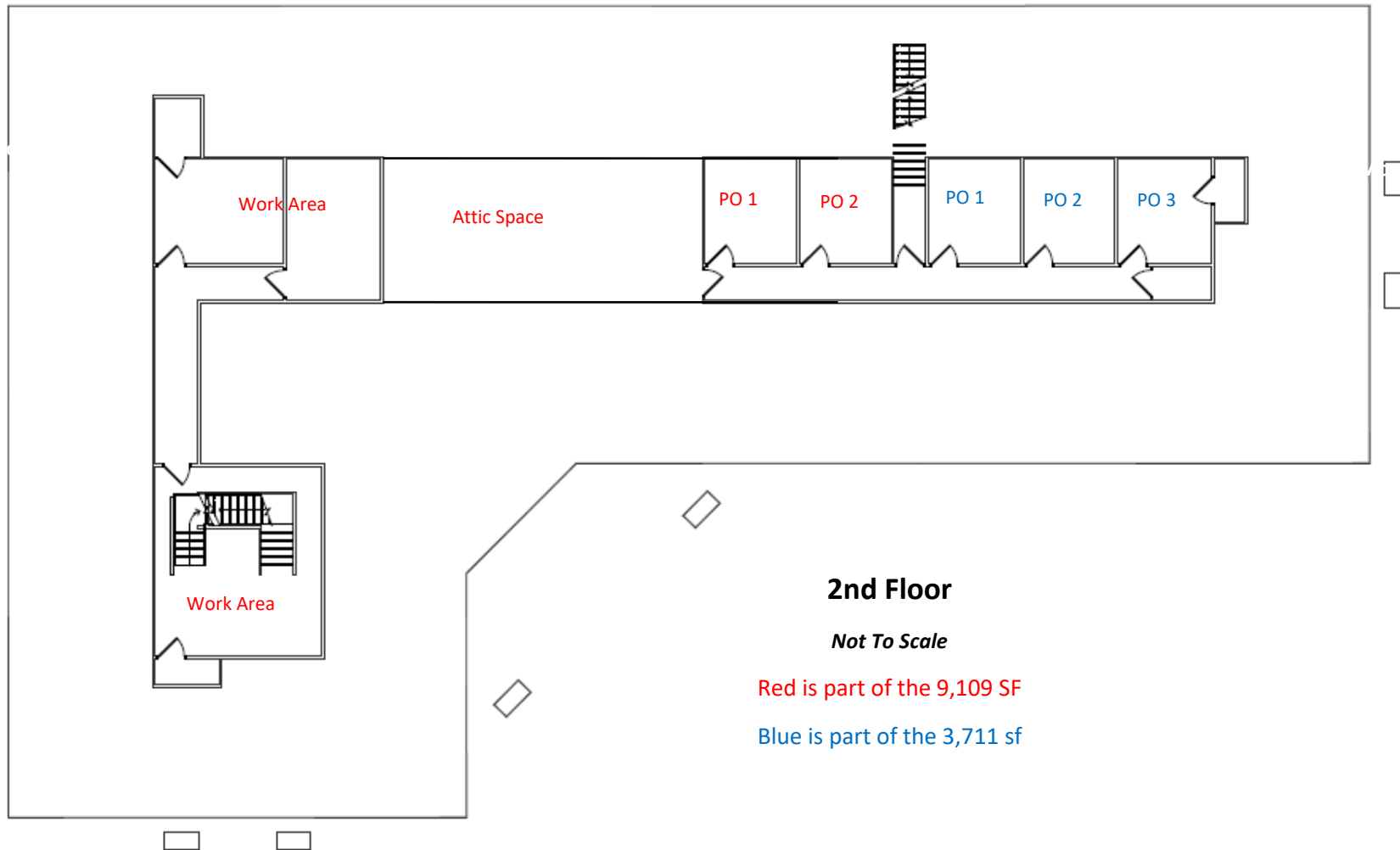
Total Square Footage is 12,820 sf for both condos (Red & Blue)

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2nd Floor



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2nd Floor

Not To Scale

Red is part of the 9,109 SF

Blue is part of the 3,711 sf

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MAP



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