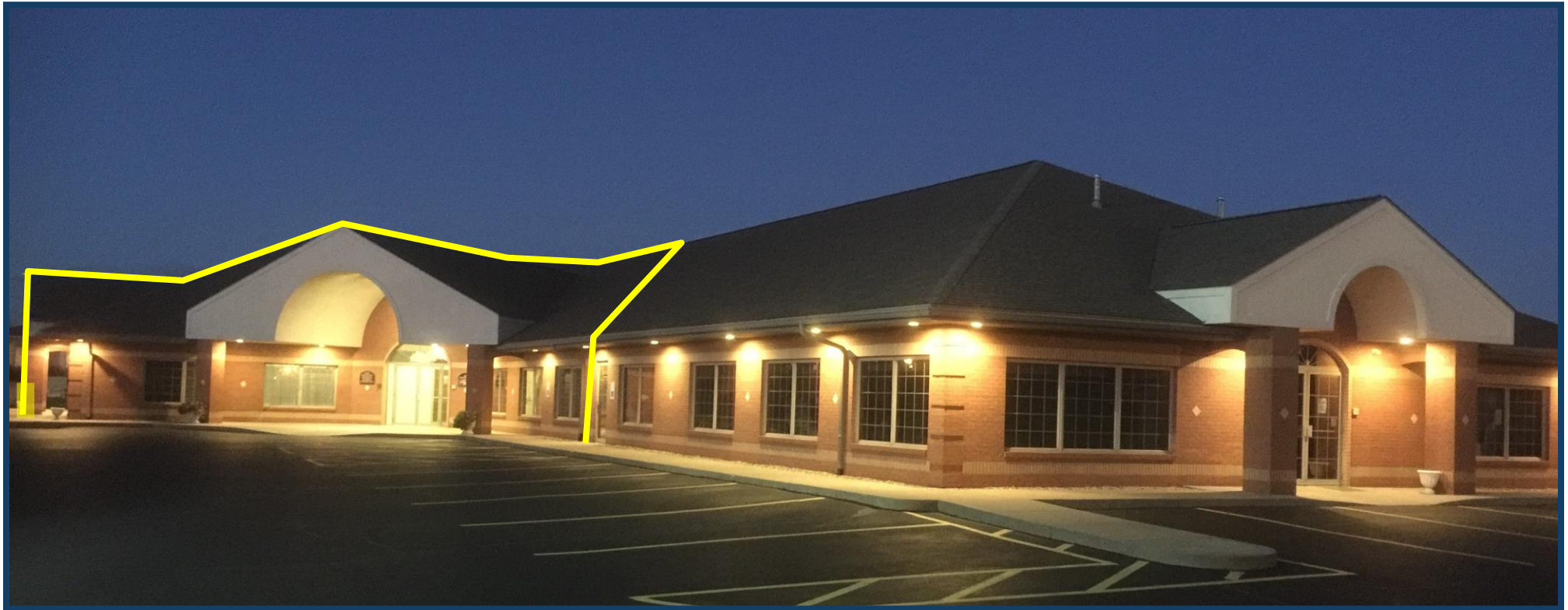


**FOR SALE**

9,109 SF

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



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

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

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

Kunkel Commercial Group  
3318 N IL  
Swansea, IL 62226  
618-202-4500 Office  
Choosekwg.com



# FOR SALE



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

- 9,109 SF Available
- Loft Area/ Attic Storage
- New Roof in 2023 (\$71K)
- 45 Parking Spaces
- Adjoining 3,711 SF Office Condo also available for sale
- 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: \$1,500,000**
- Contact Broker for Rent Roll and for adjoining office condo pricing for 3,711 SF

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

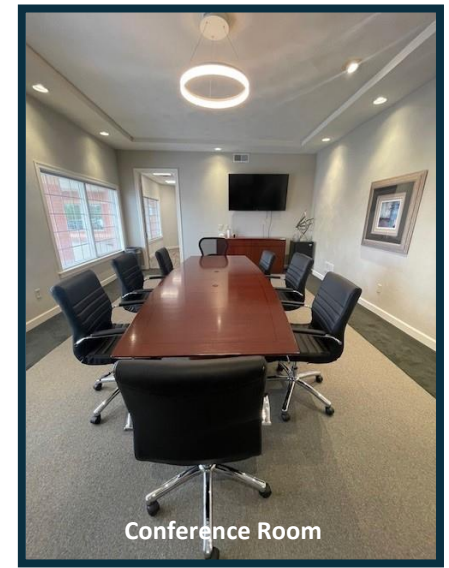
Professional Office Building  
784 Wall Street  
O'Fallon, Illinois 62269



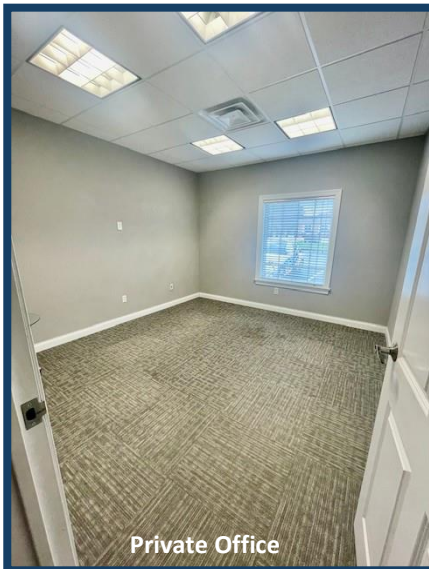
Waiting area



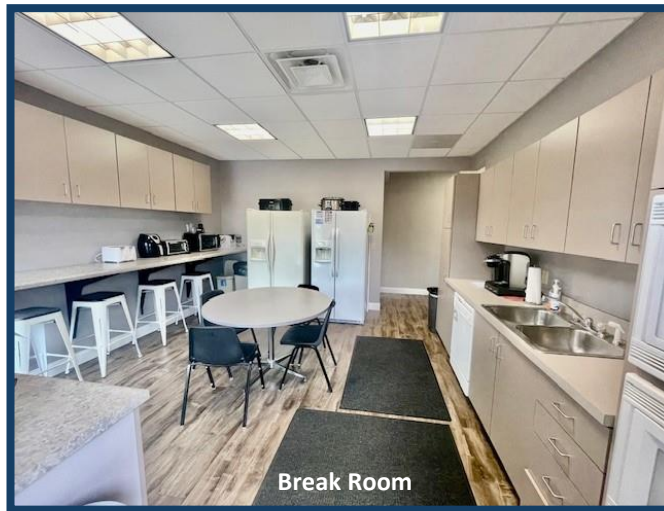
Front of Building



Conference Room



Private Office



Break Room

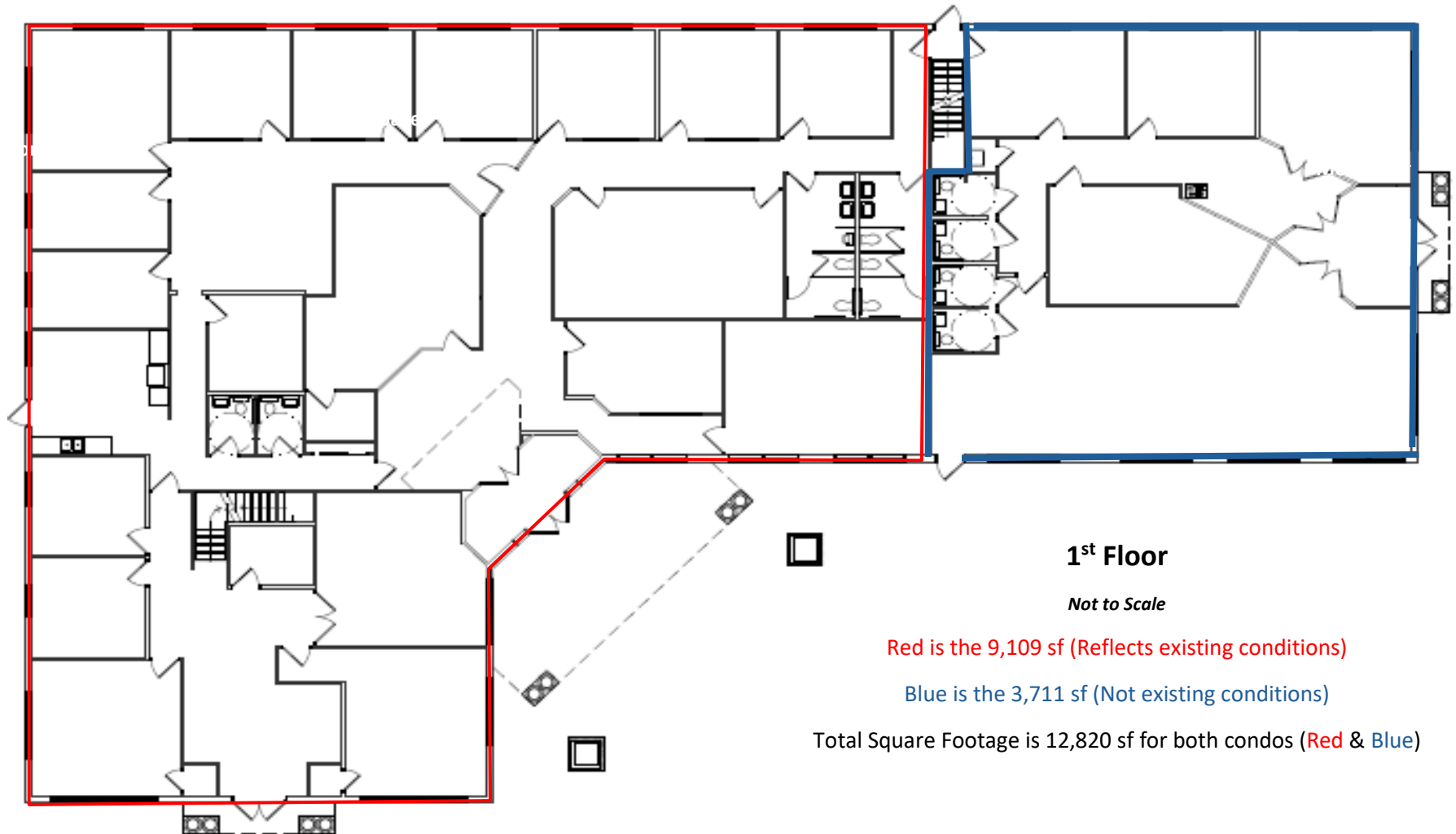


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# Floor Plan



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



**1<sup>st</sup> Floor**

*Not to Scale*

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

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

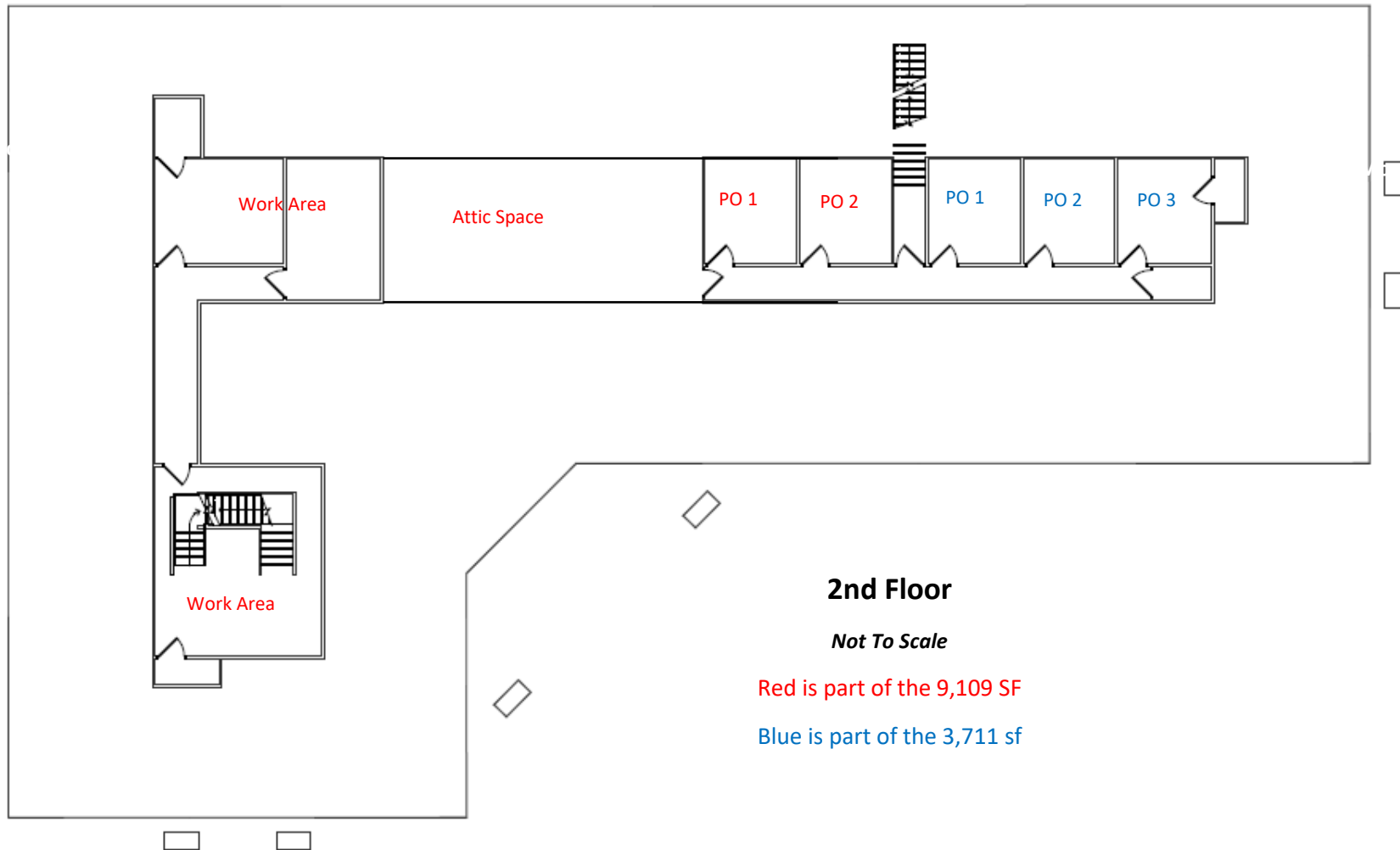
Total Square Footage is 12,820 sf for both condos (Red & Blue)

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# 2nd Floor



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# MAP



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



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