

6.05 ACRES WITH 1,400 SF OFFICE BUILDING & 4,800 SF POLE BARN

1505 N. Tower Dr., Okawville, IL 62271

PROPERTY WELL KNOWN AS SCOTT BANZAI HOME SALES



6.05 Acres Highlighted

- A. 1,400 SF (50' x 28') Office Building
- B. 4,800 SF (80' x 60') Pole Barn



6.05 Acre Site with 280' of Frontage on I-64

FOR INFORMATION CONTACT:

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OR

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RE/MAX Preferred
Commercial Division
1668 Windham Way
O'Fallon, IL 62269
PreferredCommercialRE.org

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PROPERTY WELL KNOWN AS SCOTT BANZAI HOME SALES



- ◆ **6.05 Acres**
- ◆ **1,400 Square Ft. (50' x 28') Office Building**
 - Reception Area
 - 3 Offices
 - Break Room
 - 1 Rest Room
 - Garage Door (7'10" x 6'10")
- ◆ **4,800 Square Ft (80' x 60') Pole Barn**
 - Concrete Floor
 - 3 Sliding Drive-In Doors
 - 18' x 14'
 - Two 15'x 14'21" Doors
- ◆ **Highly Visible with 280' of Frontage on I-64**
- ◆ **Close proximity to Roland Barkau Golf Course**
- ◆ **Utilities on Site**
- ◆ **Traffic Count: 31,000 VPD on I-64**
- ◆ **Zoned HB1 (Highway Business)**
- ◆ **TIF District**
- ◆ **Parcel No. 12-06-16-427-004**

SALE PRICE: \$595,000.00

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PROPERTY INFORMATION

LOCATION INFORMATION

Property Name	Former Scott Banzai Homes Sales
Street Address	1505 N. Tower Dr.
City, State, Zip	Okawville, IL 62271
County	Washington County
Side of Street	South of I-64
Nearest Highways	I-64 (Exit 41) and IL Rte 177

PROPERTY DETAILS

Property Type	Former Manufactured Home Sales
Zoning	HB1 Highway Business (Village of Okawville)
Total Lot Size of 3 Parcels	6.05 Acres
Parcel No.	12-06-16-427-004
Lot Frontage	280' +/-
Lot Depth	Varies
Traffic Count	31,000
Traffic Count Street	I-64
Taxes/Year	\$4,646.20 / 2023
Incentives	TIF District

BUILDING INFORMATION

Building Size	1,400 SF Office Building and 4,800 SF Pole Barn
Year Built	Office: 1992 / Pole Barn 1999
Last Renovated	N/A
Gross Usable Area	Office 1,400 SF / Pole Barn 4,800 SF
Roof	Office: Shingles / Pole Barn: Metal
Framing	Wood / Metal
Electric	Single Phase / Ameren IL
Gas Provider	N/A
Water	Village of Okawville
Sewer	Private Septic System
Internet Provider	Charter Spectrum
Heat	Office Only, Electric Heat
Air	Office/Showroom Only
Sprinklered	No
Ceiling Height	Office: 8' / Pole Barn: 16'
Garage Doors	Office: 1 Garage Door / Pole Barn: 3 Sliding Doors

PARKING & TRANSPORTAION

Parking Type	Gravel
# of Spaces	Plentiful
Parking Description	Parking on Site Contiguous to Building

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