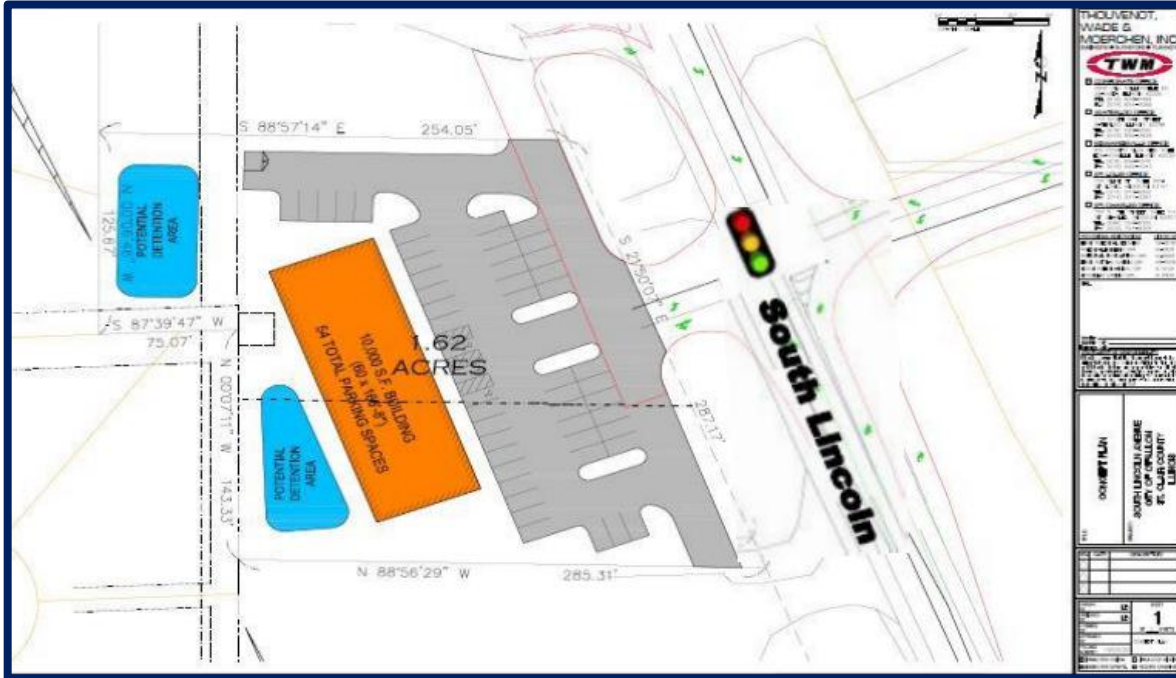


# FOR SALE OR BUILD TO SUIT



## 1405 S. Lincoln, O'Fallon, IL

### 1.62 Acre – Perfect Site For Professional Office/Medical



For information, contact:

**DAVE KUNKEL, Broker**  
DAVE@CHOOSEKWG.COM  
618.977.1846 Mobile

**KELLY HULVEY, Broker**  
KELLY@CHOOSEKWG.COM  
618.210.4702 Mobile

**LUKE ALLAN, Broker**  
LUKE@CHOOSEKWG.COM  
618.578.3598

3318 N IL, Swansea, IL  
618.202.4500 Office  
CHOOSEKWG.COM



- 1.62 Acre site at New Signalized Intersection
- Build To Suit or Purchase Opportunity
- Survey, Phase I & II completed
- ¼ mile from Memorial East Hospital & 1.5 miles from St. Elizabeth Hospital
- Interstate 64 access within 1.5 miles
- Downtown St. Louis within 15 minutes
- Scott Air Force Base within 5 minutes
- Site approved for 10,000 SF building with 5.4/1000 ratio
- Call Broker for Details

## FOR SALE @ \$425,000.00

# MAP



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