

FOR SALE

**3,711 SF
\$575,000**

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



DAVE KUNKEL, Broker
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LUKE ALLAN, Broker
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Kunkel Commercial Group
3318 N IL
Swansea, IL 62226
618-202-4500 Office
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*Great Opportunity to own your own office/medical
condo close to St. Elizabeth and Memorial Hospital East.*

*Locate off N Green Mount Road just North of I-64. Close
to shopping, banks, SAFB...*

Monument and Building Signage.

FOR SALE



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

- 3,711 SF Available
- Loft Area/ Attic Storage
- New Roof in 2025!
- 43 Parking Spaces – shared with adjoining condo
- Great Owner User Opportunity
- Close to St. Elizabeth's Hospital, Memorial Hospital East, Regency Conference Center and minutes from Scott Air Force Base
- Sought after location close to I-64 & Green Mount Road
- Monument Signage along Cambridge, Building Signage
- **Sale Price: \$575,000 (\$155 psf)**

MAP



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

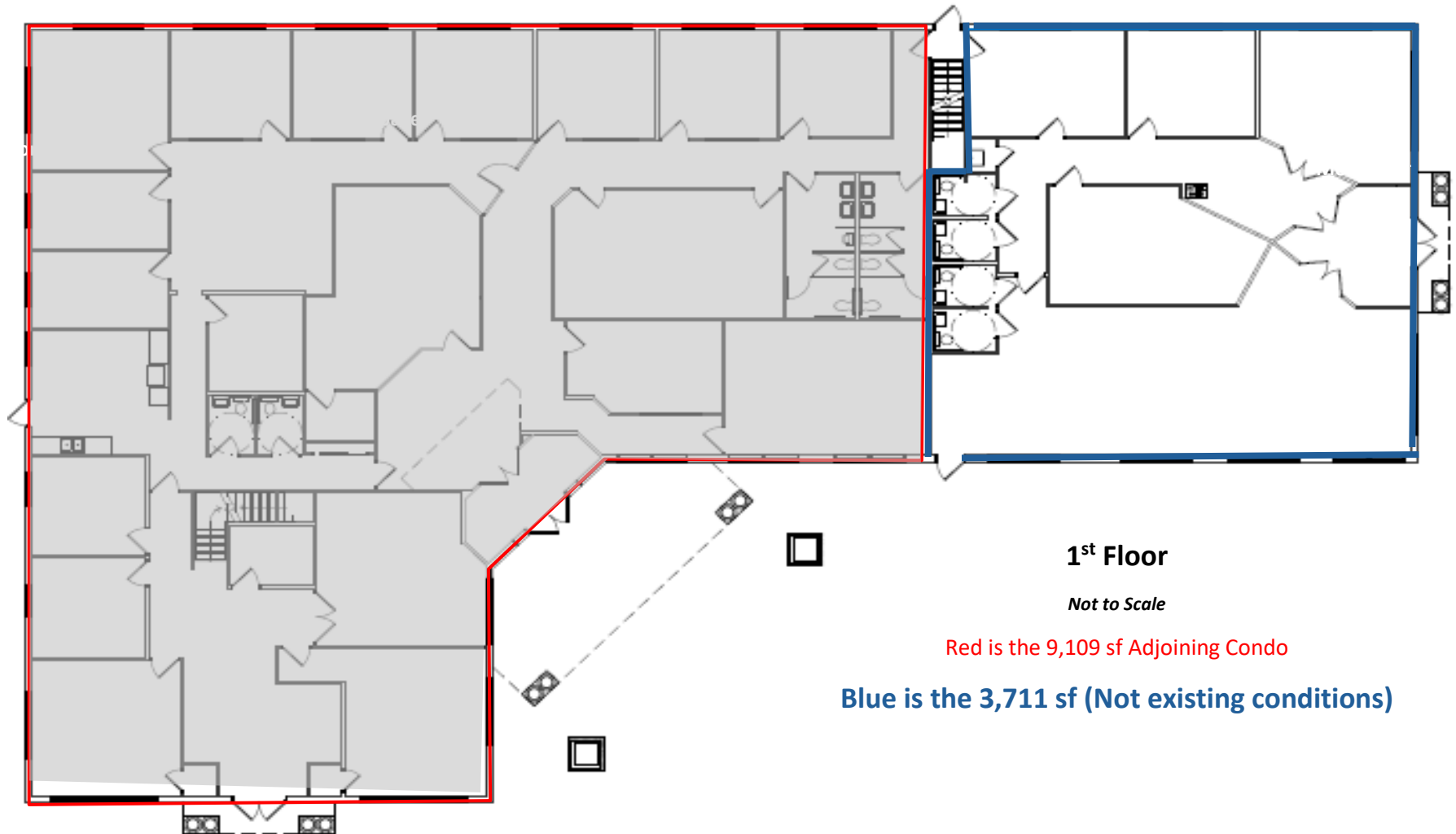


Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

Floor Plan



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1st Floor

Not to Scale

Red is the 9,109 sf Adjoining Condo

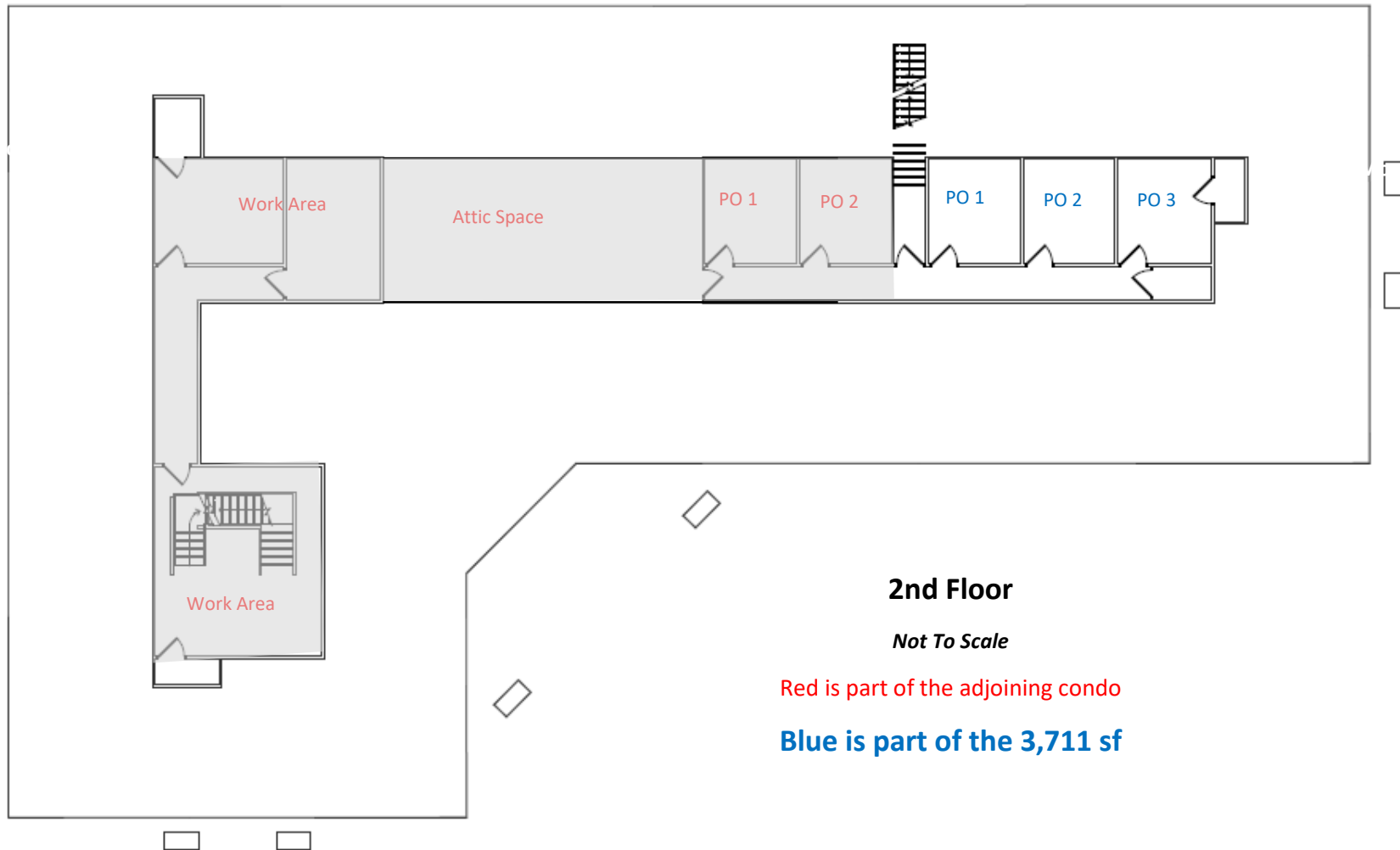
Blue is the 3,711 sf (Not existing conditions)

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2nd Floor



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2nd Floor

Not To Scale

Red is part of the adjoining condo

Blue is part of the 3,711 sf

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