

**GREAT PRICE REDUCTION**

**COMMERCIAL**

**FOR SALE**

**6,850 SF BRICK BUILDING (Renovated in 2020 for a  
130 N. Main Street & 105 Emma Ave., Dupou, IL 62239**



130 North Main Street, Dupou, IL 62239 (Entrance)



105 Emma Avenue, Dupou, IL 62239 (Entrance)

### 6,850 SF Brick Building

- ◆ Brick, One-Story Freestanding Building
- ◆ Beautifully Renovated in 2020 as a Church
  - Large Foyer
  - Sanctuary seats 160 +
  - Fellowship Hall
  - ADA Compliant Rest Rooms (New plumbing throughout (inside & outside hook up to sewer line)
  - Nursery
  - 3 Offices/Classrooms
  - Large Conference Room
- ◆ Excellent Location for Business Operating in Illinois & Missouri (10 Minutes from Downtown St. Louis)
- ◆ Phase 3 Electric
- ◆ Fiber Internet (HTC)
- ◆ 1 Mile plus/minus from I-255 (Exit 9)
- ◆ This unique building offers two separate addresses with separate entrances enabling ability for two (2) individual users.
- ◆ Off Street Municipal Parking: 70 +/- Spaces
- ◆ Zoning: B-2 Downtown Business (Dupou)
- ◆ Variance necessary for Church Use

**Sale Price: ~~\$250,000.00~~ \$199,900.00**

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1668 Windham Way  
O'Fallon, IL 62269

PreferredCommercialRE.com



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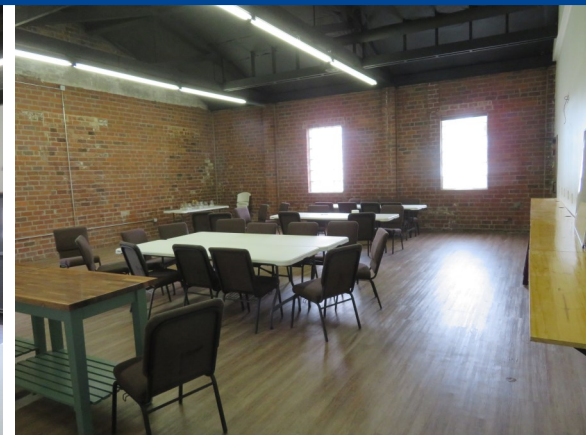
**Large Foyer**



**Nursery**



**Sanctuary: Seats 160+**



**Fellowship Hall**



**2 ADA Compliant Restrooms**



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**PROPERTY DESCRIPTION**  
SALE PRICE: \$199,900.00

LOCATION INFORMATION	
Building Name	Heritage of Grace Church
Street Address	130 North Main St. & 105 Emma Ave.
City, State, Zip	Dupo, IL 62239
County	St. Clair
Market	St. Louis/Metro East
Side of Street	East
Nearest Highway	Hwy 3 and I-255

PROPERTY DETAILS	
Property Type	Church/Office/Showroom/Special Purpose
Zoning	B-2 Downtown Business (Dupo)
Lot Size	10,350 SF +/-
Parcel No.	06-21.0-408-002
Lot Frontage	75' on N. Main St. and 140' on Emma Ave.
Lot Depth	140'
Traffic Count	5,300 Vehicles per Day
Traffic Count Street	N. Main
Taxes/Year	Owner is Not For Profit

BUILDING INFORMATION	
Building Size	6,850 SF
Last Major Renovation for Church	2020
Gross Usable Area	6,850 SF
Internet	Fiber (HTC)
Roof	TPO
Façade	100% Brick
Electric	3 Phase
Heat	Gas
Air	Central
Sprinklered	No
Utilites	Ameren IP, City Water, Sewer & Trash

PARKING & TRANSPORTAION	
Parking Type	Off Site Parking Owned by Village of Dupo
# of Spaces	70 +/-
Parking Description	Off Site Parking Owned & Maintained by Village of Dupo





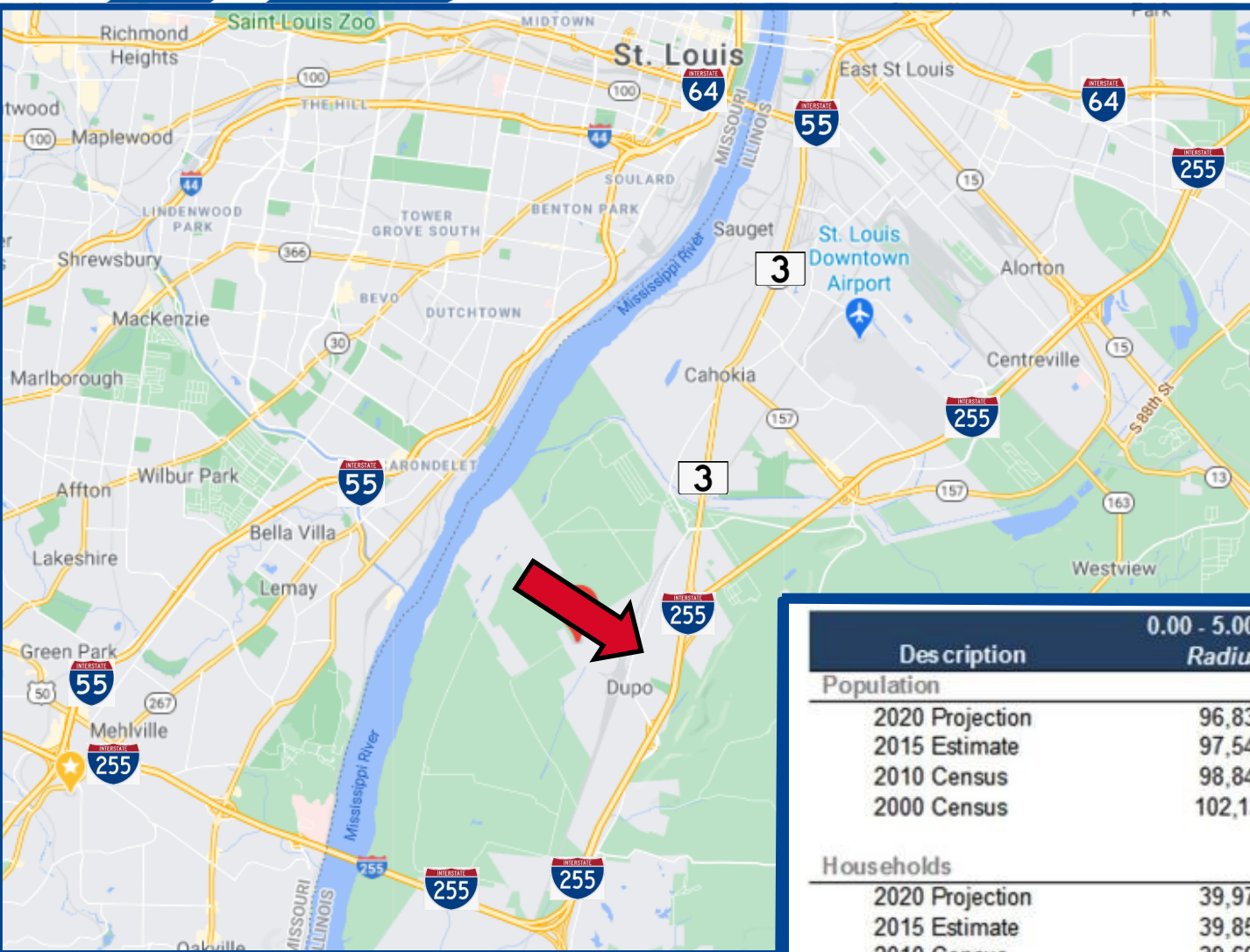
**THE VILLAGE OF DUPO, ILLINOIS**

**ABOUT DUPO**


The Village of Dupo was established around 1750. Dupo is part of the St. Louis Metropolitan Statistical Area located approximately 15 miles south of St. Louis, Missouri, with close access to many densely populated areas.

Dupo enjoys exceptional access to major roadways, with Interstate 255 passing directly next to the Village and Interstate 64 (14 miles northeast) and Interstate 55 (9 miles south then west) quickly accessible via Interstate 255.

**DEMOGRAPHICS**



Des cription	0.00 - 5.00 miles <i>Radius 1</i>	0.00 - 10.00 miles <i>Radius 2</i>	0.00 - 20.00 miles <i>Radius 3</i>
<b>Population</b>			
2020 Projection	96,831	565,005	1,626,742
2015 Estimate	97,549	565,005	1,624,744
2010 Census	98,849	567,868	1,630,078
2000 Census	102,138	590,361	1,652,042
<b>Households</b>			
2020 Projection	39,974	252,451	679,662
2015 Estimate	39,852	249,975	674,562
2010 Census	39,699	247,324	669,946
2000 Census	41,056	248,092	663,247

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