

INVESTMENT PROPERTY
FOR SALE \$1,175,000
103 CHURCH STREET
O'FALLON, MO 63366

SCHEDULE YOUR SHOWING TODAY

EXCELLENT OPPORTUNITY FOR OWNER USER WITH BUILT
IN TENANTS. CoreRealEstateLLC.com



LOCATED IN O'FALLON, MO AND IS APPROXIMATELY 1 MILE FROM HWY 70

The Seller constructed this building in 1996 and has remained an owner occupant. This property has been METICULOUSLY MAINTAINED. MUST SEE to appreciate. Approximately 12,116 SF. Multi-Tenant office building situated on .82 Acres. There are 5 larger office suites that range from 800 sf to 2,300 sf. There is 1,779 sf available for lease and would be an excellent option for an Owner/User to occupy. Approximately 3,400 sf on the lower level was recently renovated and is dedicated to Individual Executive Office Suites. There are 12 Individual Office Suites and 7 of them are LEASED. Don't miss out on this OPPORTUNITY; It would cost you 2X the asking price if you were to buy the ground and construct this same building today. Contact listing agent for an OFFERING MEMORANDUM.



MAIN ENTRANCE

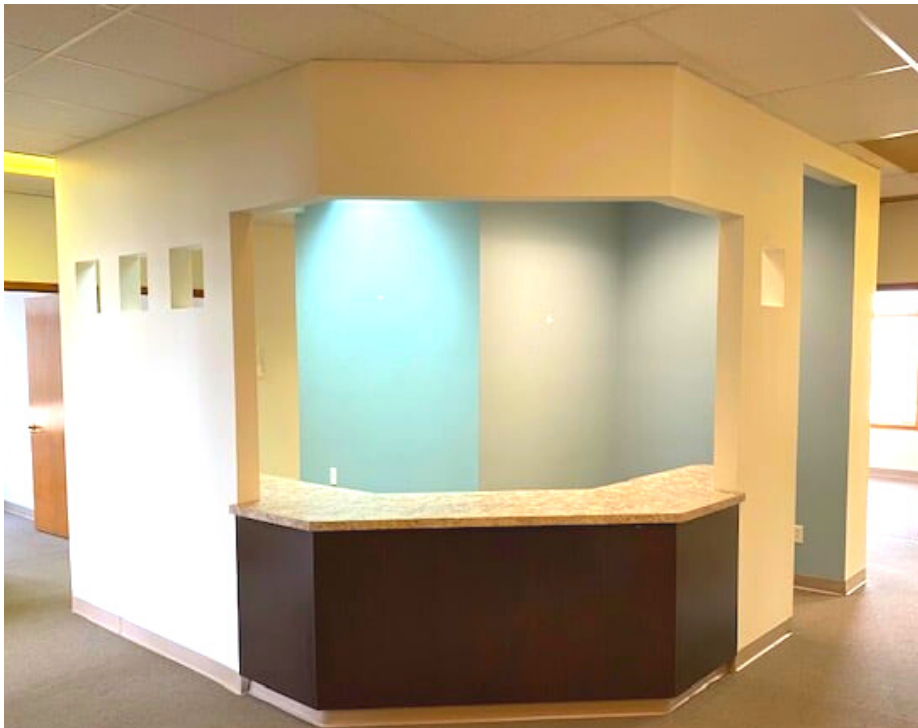


LOWER LEVEL ENTRANCE



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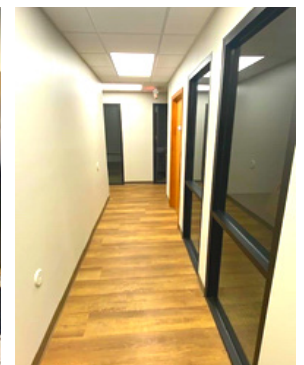
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1,779 SF AVAILABLE FOR LEASE



METICULOUSLY MAINTAINED



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CORE
REAL ESTATE GROUP, LLC
COREREALSTATELLC.COM

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