

FOR SALE

125 Springfield Court O'Fallon, Illinois

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PROFESSIONAL OFFICE SPACE

- 4,032 SF (2,016 SF on each level)
- 8 Upper Level Offices & 4 Lower Level Offices, plus unfinished space to add additional offices
- 3 Restrooms, as well as a full kitchen
- New Roof & Gutters in 2013
- 3 Updated HVAC systems & Cat 5 Wired Network
- Rear Parking with 15+ Spaces
- Near Regency Conference Center, new Memorial E. Hospital and proposed St. Elizabeth Hospital
- 5 Minutes to SAFB, 15 Minutes to Downtown St. Louis, 30 Minutes from Lambert Airport
- **SALES PRICE: \$330,000 (\$82/PSF)**

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

LUKE ALLAN

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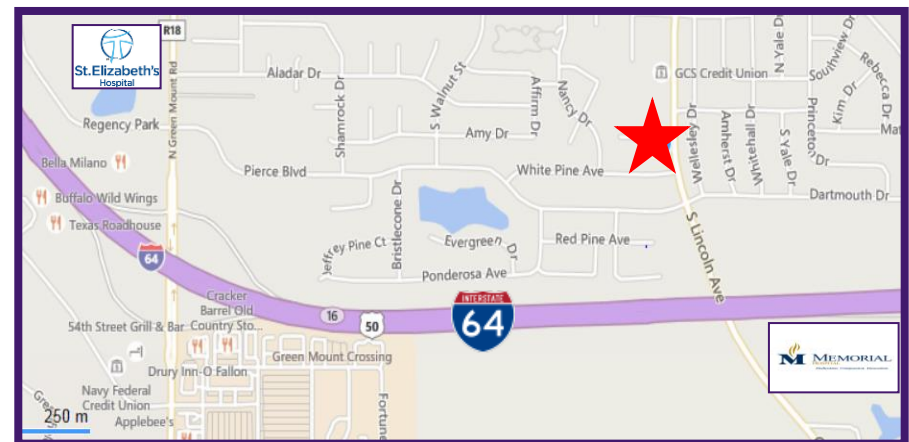
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Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's /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