



For Sale

Site Characteristics

- 9,260 Square Foot Building
- Excellent User Building
- Convenient Hwy. 70 Location
- Ample Parking
- Adjoining Medical Offices
- Popular O' Fallon Location
- 2 Spaces Available
- Handicap Accessible
- Signage Fronting Hwy. K
- Easy Access Circular Drive
- Sale Priced at \$129.00/sq. ft.

Professional/Medical
or Therapeutic
Office Building Available

Located at
1001 Highway K

O'Fallon, MO



Front Office View

For Additional

Information Contact

Charles St. Onge, CCIM

Direct: (636) 451-2725

E-Mail:

cstonge@hughes.net

Fax: (636) 451-5803

P.O. Box #14

Wildwood, MO 63040

www.stongemanagement.com



Open Floor Plan View



Sales Price \$1,200,000.00

Sales price at a 9% CAP Rate based upon a
Stabilized Projected NOI of \$109,500.00

vacant spaces calculated at \$12.00/Sq. Ft.

2 User Units Available +/- 2,200sq. Ft.



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