

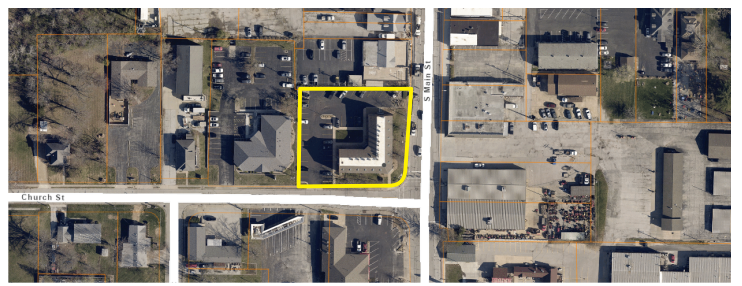
FOR SALE

225 South Main St, O'Fallon, MO, 63366

PROPERTY SUMMARY

OFFICE SUITES

- 15,179 sf Professional office building located in the heart of historic O'Fallon.
- Rare Investment Opportunity
- Building will be 100% occupied by July of 2026
- Nice combination of established professional tenants
- Recent upgrades include
 - New windows throughout
 - New bathroom remodels
 - New entry doors
 - New monument sign
 - New landscape and exterior paint
 - New and upgraded HVAC
- Easy Access to Hwy 70.
- Large Parking Lot
- 7.5% CAP Rate
- **SALE PRICE: \$1,300,000**



501 First Capital Dr. Suite 5,
St. Charles MO 63301



Office 636-946-9753



www.shockleycommercial.com



Listing Agent **Doug Tinkham**

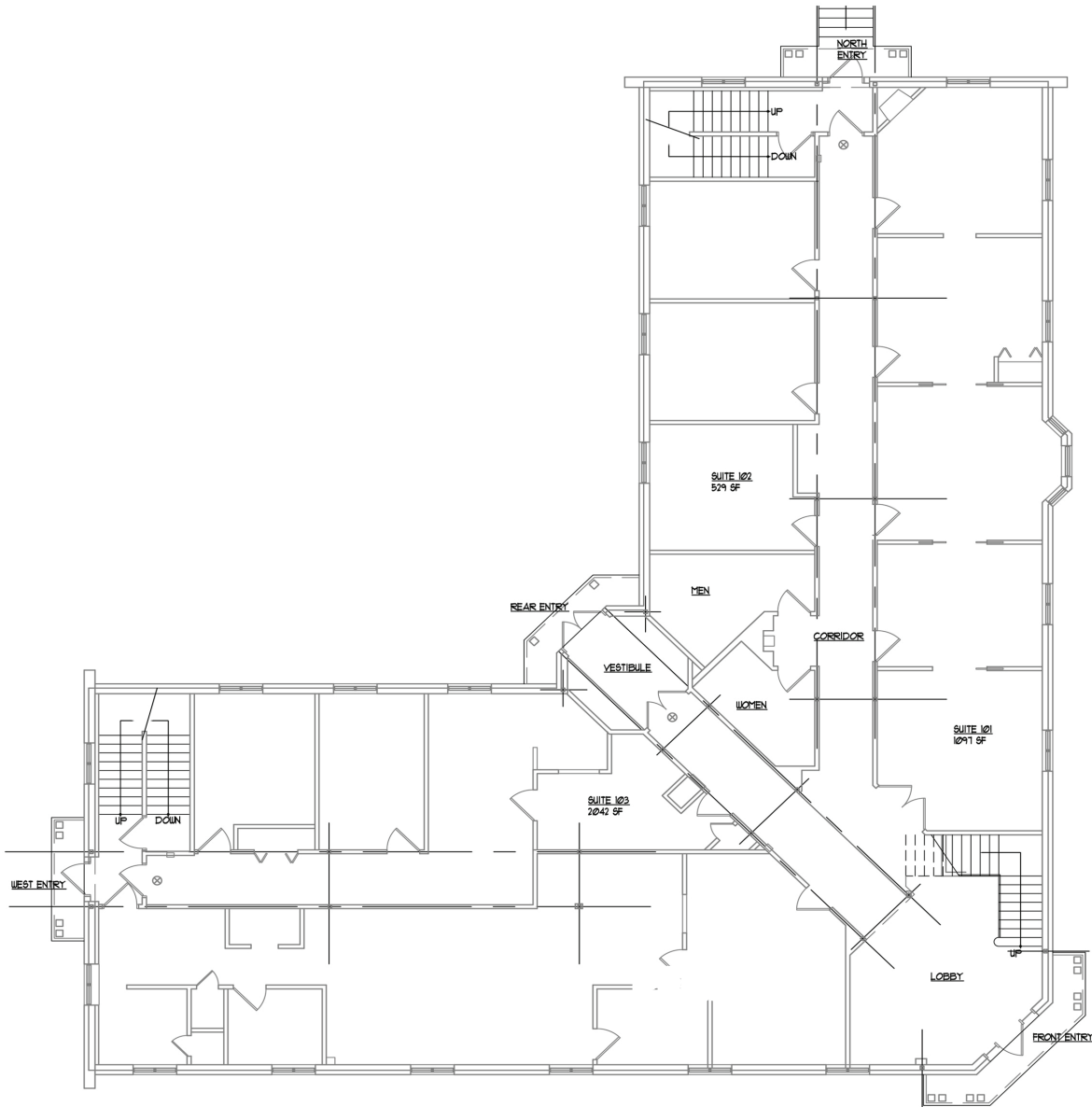


Cell 636-262-5978



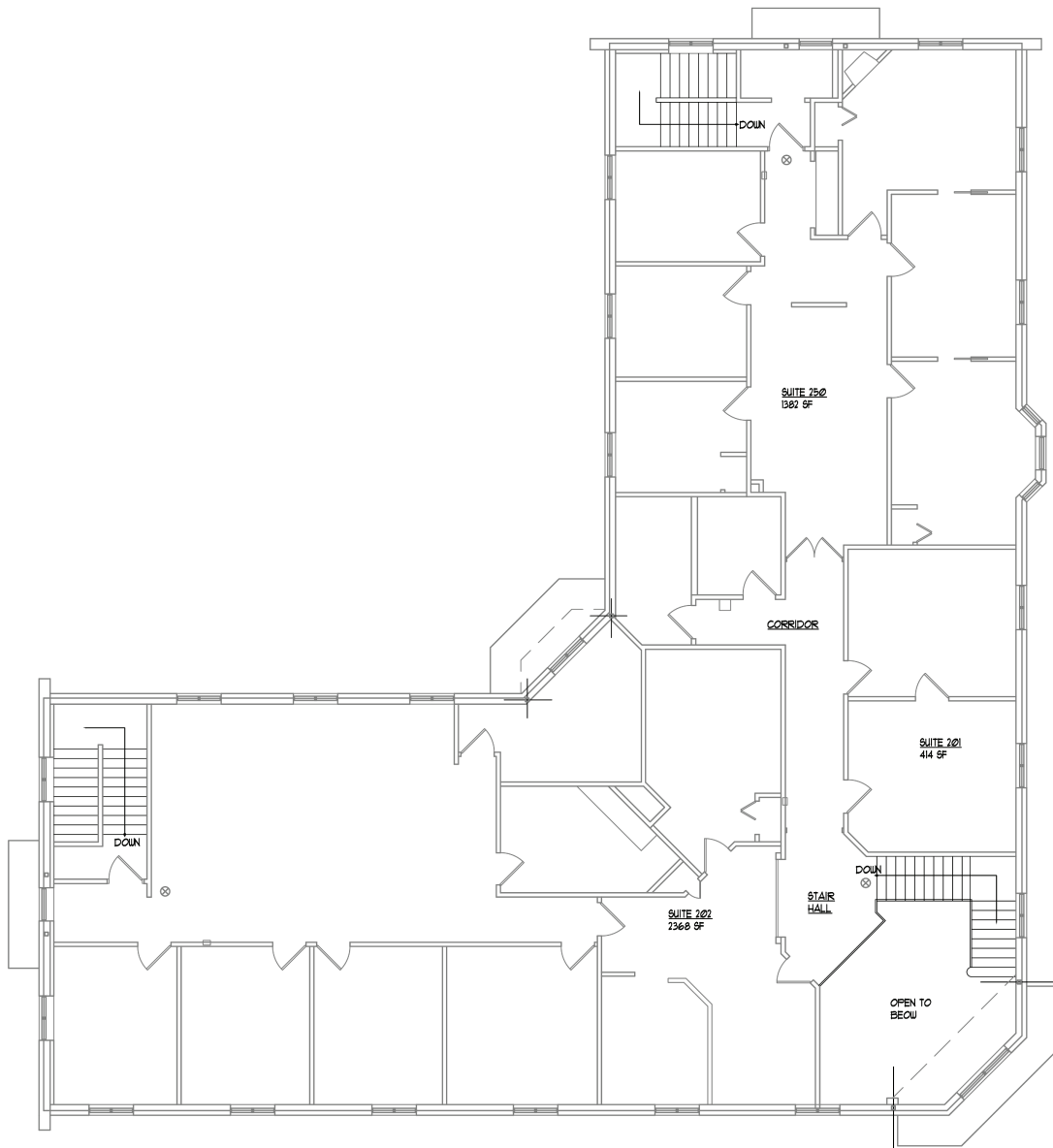
tinkham@shockleycommercial.com

1st FLOOR PLAN



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

2nd FLOOR PLAN



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"