

# For Sale/Lease

*Possible Ground Lease or BTS  
Former Bank Building*

311 S. Main Street  
O'Fallon, MO 63366



- Freestanding Building on 1.44 ac lot
  - ♦ 8,053 SF Main Level, 3,005 SF Lower Level
- Building and Monument Signage
- Located within Downtown Overlay District
- High-traffic Exposure on South Main Street
- Easy Access to I-70, Close to City Hall
- Former Bank with Vault in Place
- Finish-to-Suit for Qualified Tenant
- All new landscaping with sealed & striped parking lot and new roof installed October 2025
- Zoned C-2
- 71 Parking Spaces
- Reduced Lease Rate: **\$20.00 PSF, FS**
- Reduced Sale Price: **\$1,150,000.00**



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**CISSELL MUELLER**  
COMPANY, L.L.C

## SITE PLAN

