

**FOR SALE**  
**1041 Peruque Crossing Ct**  
O'Fallon, MO 63366



**100% LEASED OFFICE BUILDING**

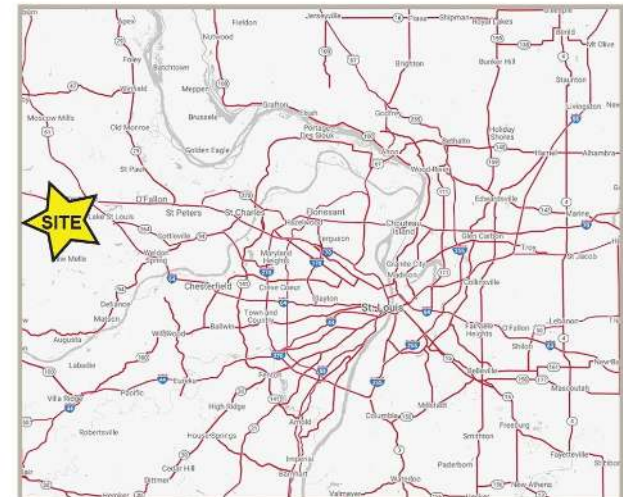
**SALE PRICE: \$790,000**

**PROPERTY DETAILS**

- High growth area
- Building: 4200 SF
- Lot Size: .52 Acres
- Built 2005, Multi-Tenant

**COMMENTS**

- Income Producing Unit A in 5-year lease
- Income Producing Unit B in 3-year lease
- Dee Bax owner/agent



Dutchman Realty  
Dee Bax  
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O'Fallon, MO



POPULATION

**87,242**



MEDIAN HOME PRICE

**\$305,952**



MEDIAN INCOME

**\$90,025**

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Seller is selling "AS-IS". Seller makes no representations or warranties of any kind and Buyer accepts the property in its "AS-IS", "WHERE-IS" condition, with all its faults.