

# OFFERING BROCHURE



405 EAST ELM ST & 116 SONDEREN ST  
O'FALLON, MO 63366

- 2,304 SF Commercial Buiding
- Duplex with 2 bed/ 1 bathroom unit and 1 bed/1 bathroom unit
- Corner Lot— E. Elm/Sonderen

This is a truly unique opportunity in the Heart of Old Town O'Fallon, MO. Featuring both a commercial building and a residential duplex, this is perfect for someone looking for a location with options. The commercial building is currently vacant, with 1,024 SF of office space, a 25'x36' garage space with a mezzanine-type storage area and kitchenette break-room in the back. Add the high traffic that Sonderen St. affords and you have a great contractor space - either for a first location or expansion. The duplex has one tenant with below market rent, making it possible to quickly lease the spaces at market rate for both units or occupy one of the units yourself. Both buildings have new roofs and new siding to add to this property's many benefits!

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## Investment Overview:

The Merchant Team presents this truly unique opportunity in the Heart of Old Town O'Fallon, MO. Featuring both a commercial building and a duplex, this is perfect for someone looking for a location with options.

The commercial building is currently vacant, making it ideal for a contractor looking for their first location or an expansion. It has 1,024 SF of office space and a 25'x36' garage space with a mezzanine type storage area and kitchenette breakroom in the back.

The duplex has one tenant with below market rent, making it possible to quickly lease the spaces at market rate for both units or occupy one of the units yourself. Both buildings have new roofs and new siding to add to the many benefits this property affords.



# UNIT DETAILS

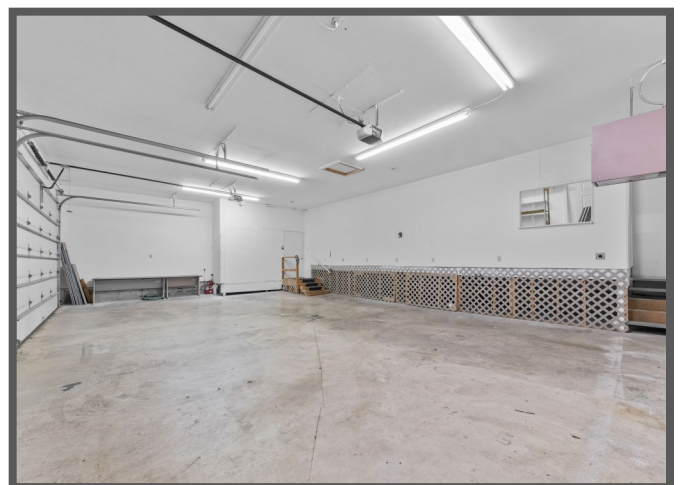
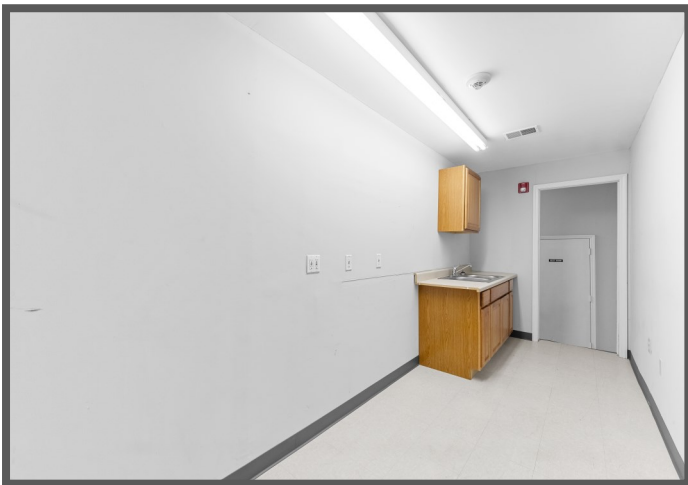
## **405 E Elm St:**

- Commercial Building
- 2,304 SF (County Records)
- 1,024 SF Office Space
- Vacant

## **116 Sonderen St:**

- Upper Unit
  - 1 bedroom / 1 bathroom, 876 SF
  - Vacant
- Lower Unit
  - 2 bedroom / 1 bathroom, 1,056 SF
  - Currently rented for \$830/mo, month-to-month

# ADDITIONAL PHOTOS



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