



FOR SALE

INVESTMENT PROPERTIES

1210 & 1214 PARAGON DRIVE
O'FALLON, ILLINOIS 62269



1210 PARAGON DRIVE



1214 PARAGON DRIVE



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**TWO (2) PROFESSIONAL
FULLY BRICKED OFFICE BUILDINGS**

PROFESSIONALLY MANAGED

MONUMENT SIGNAGE (HARTMAN LANE)

CONVENIENT LOCATION
with easy access to Frank Scott Parkway,
I-64 and Green Mount Road

SALE PRICE FOR TWO (2) BUILDINGS:

\$710,000



PROPERTY AERIAL

**1210 & 1214 PARAGON DRIVE
O'FALLON, ILLINOIS 62269**



PROPERTY OVERVIEW

- Two Office Buildings
- Separate Parcels
- Dedicated Parking Areas

1210 & 1214 Paragon Drive
O'Fallon, IL 62269

Professional Office Investment Opportunity

1210 Paragon Drive & 1214 Paragon Drive, O'Fallon, Illinois 62269

Property Highlights

1210 Paragon Drive

- Built: 1998
- Parcel ID # 03-36.0-100-018
- Fully Bricked Building
- Fully Leased-Four (4) Tenants
- Square Footage: 3,420 SF
- 0.36 acres
- 2025 RE Taxes: \$9,660.12

1214 Paragon Drive

- Built: 1997
- Parcel ID #03-36.0-100-017
- Fully Bricked Building
- Fully Leased-Two (2) Tenants
- Square Footage: 3,384 SF
- 0.36 acres
- 2025 RE Taxes: \$9,456.52

Zoning: B-1 Community Business

Municipality: City of O'Fallon

Pricing Information: Sale Price: \$710,000 (Both Buildings Sold Together) \$104.00 PSF

For additional information, contact Kunkel Commercial Group at 618-202-4500.

