

FOR SALE

OPERATING HOTEL & CONFERENCE CENTER

327 Fountains Pkwy., Fairview Heights, IL 62208



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AREA MAP



PROPERTY SUMMARY

- Turnkey Hotel with 119 Room accommodations, Indoor Swimming Pool, Fitness Center, Conference Rooms, Kitchen & Bar
- 19,000 SF Conference Center: 5 Individual Ballrooms open to one Large Ballroom/Conference Area with a 500 person capacity and 3 additional Large Individual Conference Rooms
- Scenic Outdoor Patios with Park Setting Views

REDUCED SALE PRICE: \$10,600,000

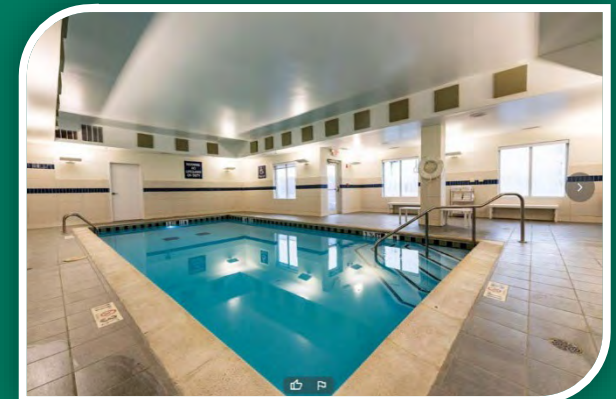
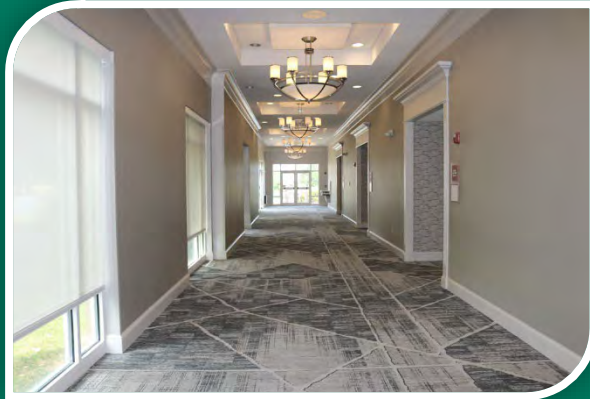
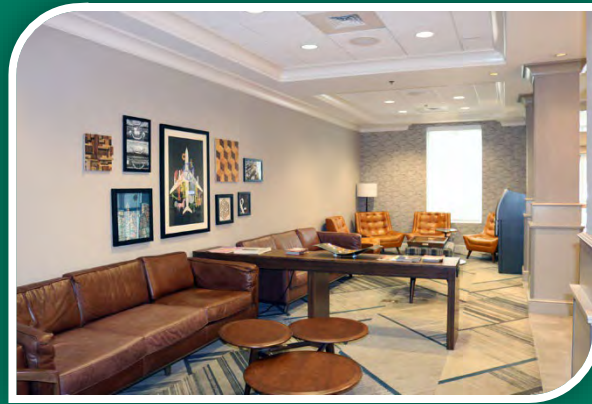
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OFFERING HIGHLIGHTS



BARBERMURPHY is pleased to market for sale on an exclusive basis the Four Points by Sheraton St. Louis – Fairview Heights, a Marriott International product. This upscale, four-story hotel was originally constructed in 2002 and underwent a complete renovation throughout the majority of 2019 totaling nearly five million in PIP cost. Now a turnkey asset, this hotel consists of 94 rooms and 21 suites for a total of 119 keys. Also attached to the property are 12 meeting rooms totaling over 19,000 square feet of meeting space. Spacious updated accommodations combined with on-site amenities including the Fountains Café Restaurant, fitness center, full-service business center, and indoor heated pool help create the unique Four Points atmosphere that Marriott targets. Four Points St. Louis – Fairview Heights is slated to be among the top-performing, upscale hotels in the St. Louis metro.

IMAGES



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IMAGES



- **\$5M PIP Completed in 2019**
- **Turnkey Hotel and Conference Center**
- **2.8M residents in the St. Louis Metropolitan area**
- **30 Minutes from St. Louis Lambert International Airport and 15 minutes from Scott Air Force Base**

Listing No: 2582
Retail
Hotel

327 Fountains Parkway
 Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price: \$10,600,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

64,752 SF Upscale Hotel / 119 rooms and a 19,000+ SF Conference Center available for sale. Amenities include: Large hotel lobby, onsite bar and cafe, heated indoor pool, fitness center, pantry goods for sale and outdoor patios. 12 meeting rooms throughout both facilities with substantial parking for any event. Financials available with a fully executed NDA.

Total SF Available: 84,350 SF
Min Divisible SF: 84,350 SF

SQUARE FOOT INFO:

Building Total: 84,350 SF
Total Available: 84,350 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 84,350 SF
Retail: 84,350 SF
Min Divisible: 84,350 SF
Max Contiguous: 84,350 SF

LAND MEASUREMENTS:

Acres: 5.57
Frontage: 355 FT
Depth: 571 FT

PROPERTY INFORMATION:

Parcel No: 03-22.0-306-006; 005	TIF: No	Parking: 378
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-3	Survey: No	Traffic Count: 21,000 - IL 159
Zoning By: City of Fairview Heights	Environmental: No	Property Tax: \$105,648.42
Complex: Four Pont Sheraton and Conference Center	Archaeological: No	Tax Year: 2021
Prior Use: Hotel and Conference Center		



STRUCTURAL DATA:

Year Built: 2002	Clearance Min: 7	Exterior: Brick
Rehab Year: 2019	Clearance Max: 14	Bay Spacing:
Floors: 4	Floor Drains:	Sprinklers: Yes
Class: A		

Listing Broker(s)

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