

# FOR SALE

311 Salem Place,  
Fairview Heights, IL  
62208



**12,000+ SF RESTAURANT**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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Broker Associate

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

311 Salem Place, Fairview Heights, IL 62208



## LOCATION OVERVIEW

Northeast Quadrant of Interstate 64 and Illinois 159, along interstate frontage road. Just North of St. Clair Square Mall.



I-64



FRONTAGE: 200.72'  
DEPTH: VARIES

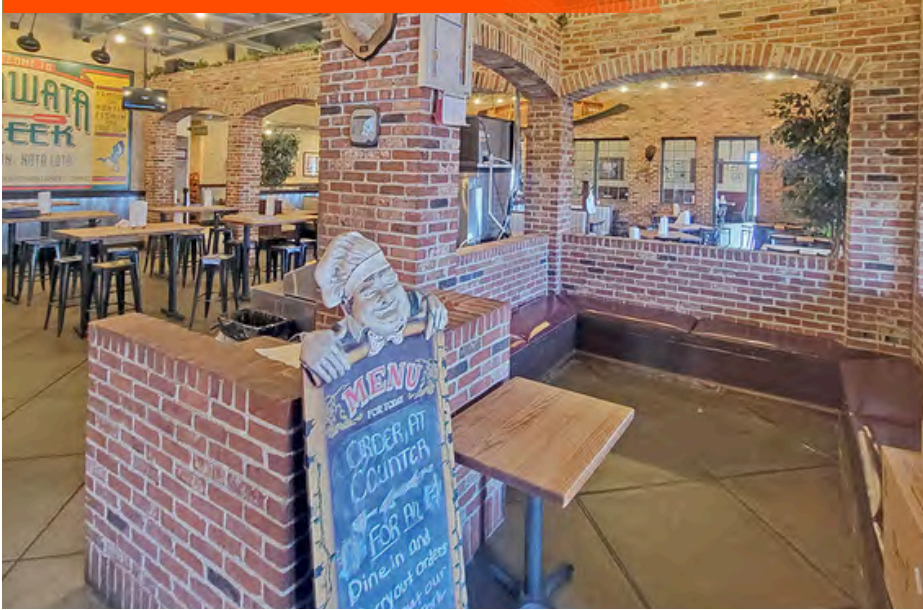


ZONING  
B-4

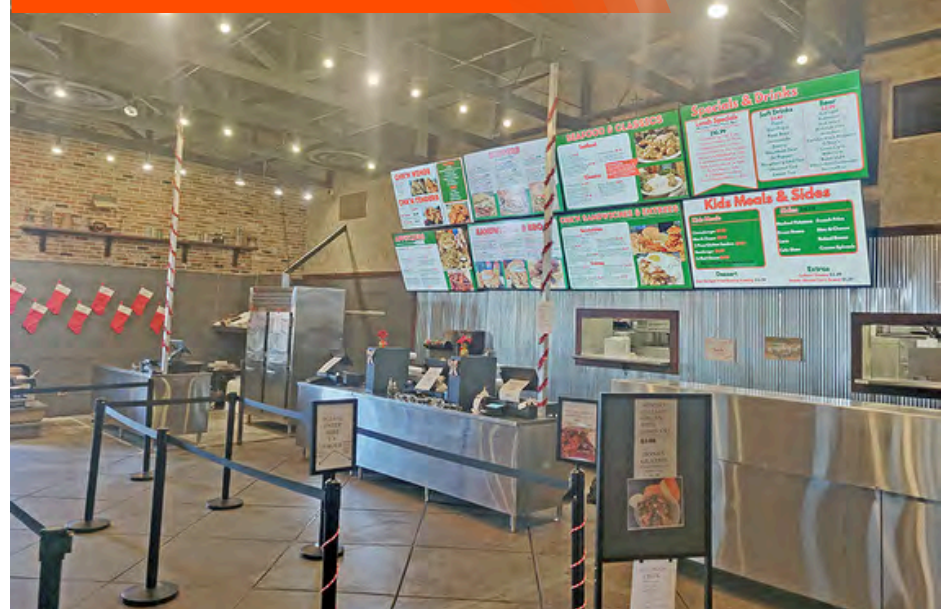
# PROPERTY PHOTOS

311 Salem Place, Fairview Heights, IL 62208

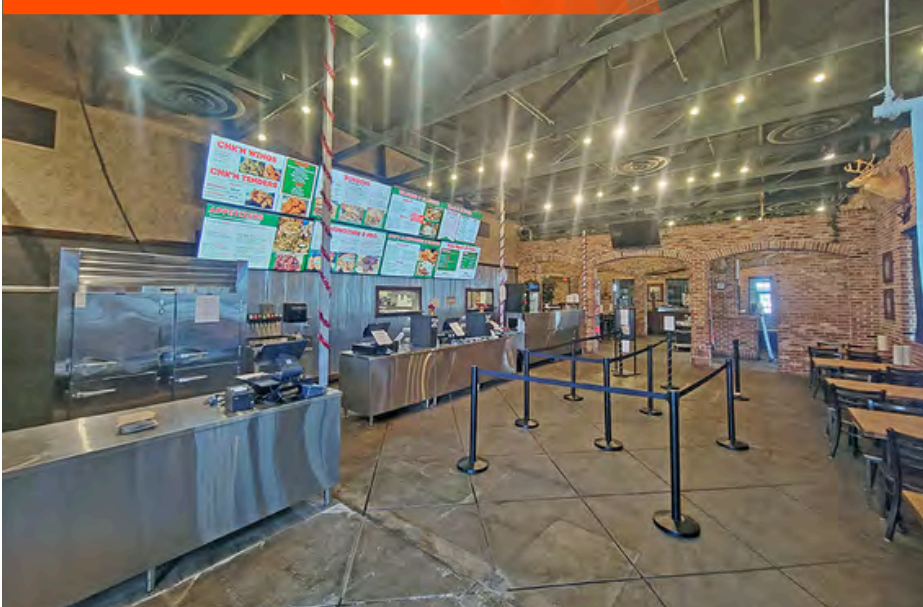
HOSTESS STAND & WAITING AREA



ORDER COUNTER



ORDER COUNTER



## PROPERTY INFORMATION

Seating for +/-200 people

2 private party rooms

Large commercial kitchen (w/multiple hood systems)

2 interior walk-in coolers

3 large exterior access walk-in coolers ((2) 9'x21' & (1) 20'x21')

Majority of the FF&E to remain

**SALE PRICE: \$2,700,000**

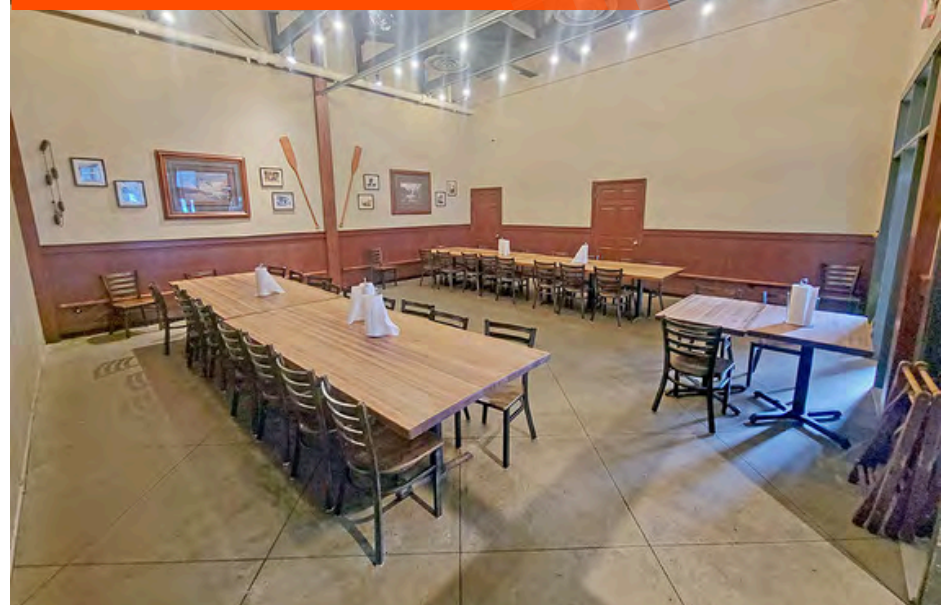
# PROPERTY PHOTOS

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PRIVATE PARTY ROOM(S) ENTRANCE



PRIVATE PARTY ROOM(S)



DINING AREA

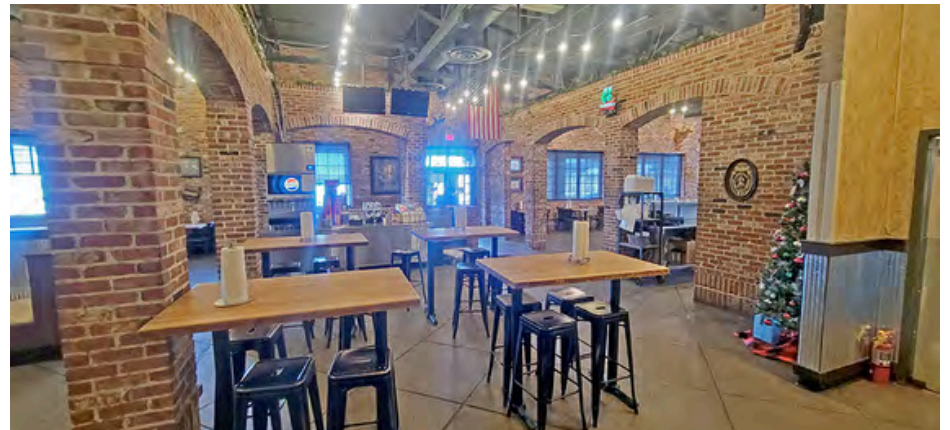
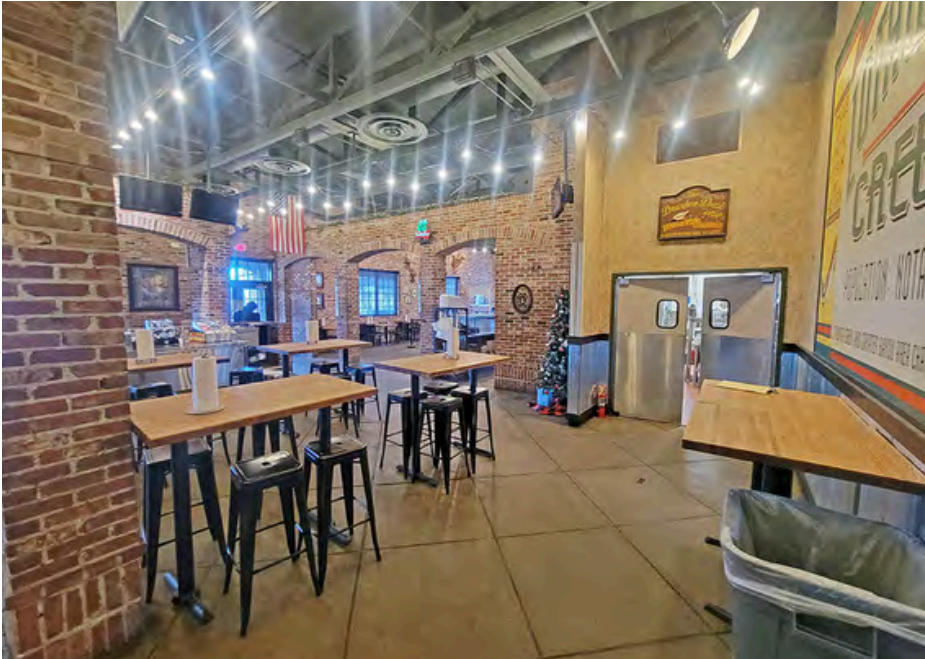


DINING AREA



# PROPERTY PHOTOS - DINING AREA

311 Salem Place, Fairview Heights, IL 62208



# OFFICE/RETAIL PROPERTY SUMMARY

311 SALEM PLACE

**LISTING #** 3168

## LOCATION DETAILS:

Parcel #: 03-22.0-300-025 & 025  
County: IL - St. Clair  
Zoning: B-4 - Fairview Heights

## PROPERTY OVERVIEW:

Building SF: 12,412  
Vacant SF: 12,412  
Usable Sqft: 12,412  
Min Divisible SF: 12,412  
Office SF: 150  
Retail SF: 12,412  
Signage: Yes  
Lot Size: 2.15 Acres  
Frontage: 200.72  
Depth: Varies  
Parking Spaces: 140  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 1996  
Yr Renovated: 2020  
Building Class: B  
Ceilings: 14'  
Construction Type: Brick, Exterior - Block, Stucco

## DEMOGRAPHICS

Traffic Count: 5,350 Salem Place & 76,000 Interstate 64



## SALE INFORMATION:

Sale Price: \$2,700,000  
Price / SF: \$217.53

## FINANCIAL INFORMATION:

Taxes: \$39,050.50  
Tax Year: 2024

## PROPERTY DESCRIPTION:

12,000+ SF restaurant with seating for +/-200, 2 private party rooms, large commercial kitchen (w/multiple hood systems), 2 interior walk-in coolers, 3 large exterior access walk-in coolers ((2) 9'x21' & (1) 20'x21'). Majority of the FF&E to remain. Recently remodeled to customer walk-up/menu board ordering system. Open seating with drink stations. Situated on 2+ acres and in the shadows of 2 hotels. Surrounded by restaurants, big box retail, and a large office park.