

**SIGNIFICANT  
PRICE REDUCTION**

**FOR SALE**

311 Salem Place,  
Fairview Heights, IL  
62208



**12,000+ SF RESTAURANT**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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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

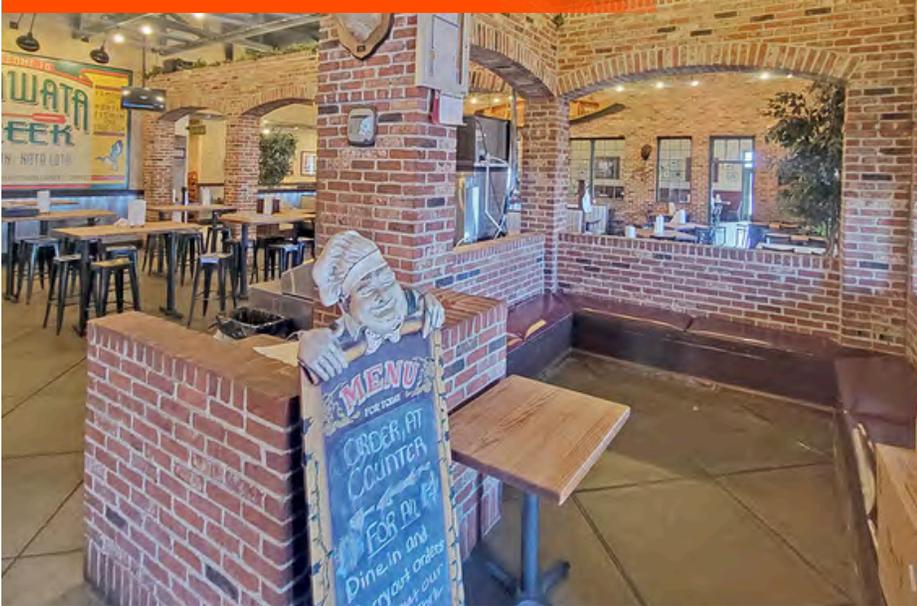


ZONING  
B-4

# PROPERTY PHOTOS

311 Salem Place, Fairview Heights, IL 62208

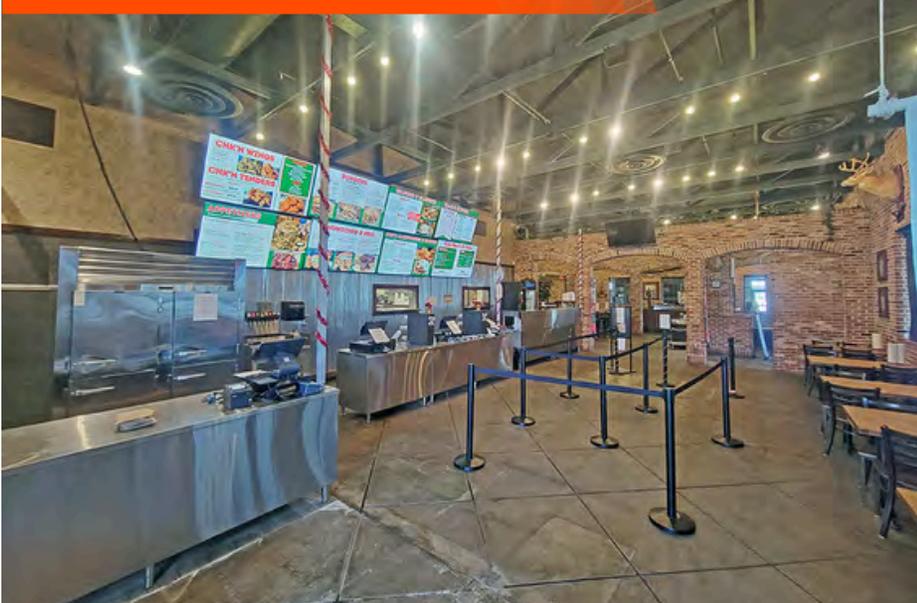
HOSTESS STAND & WAITING AREA



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

**REDUCED SALE PRICE: \$2,200,000**

# PROPERTY PHOTOS

311 Salem Place, Fairview Heights, IL 62208

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:

**REDUCED Sale Price:** \$2,200,000  
**Price / SF:** \$177.25

### 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.



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