

**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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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

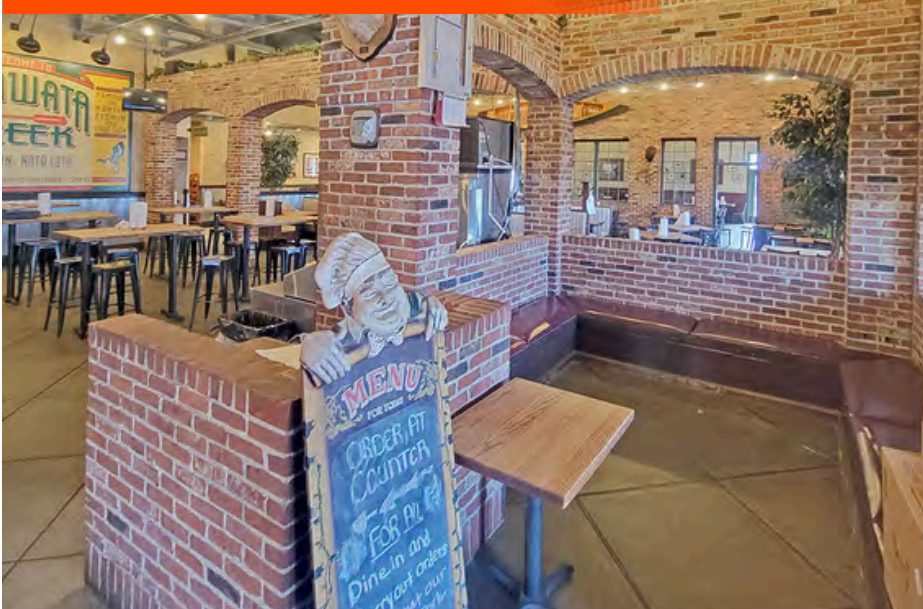


ZONING
B-4

PROPERTY PHOTOS

311 Salem Place, Fairview Heights, IL 62208

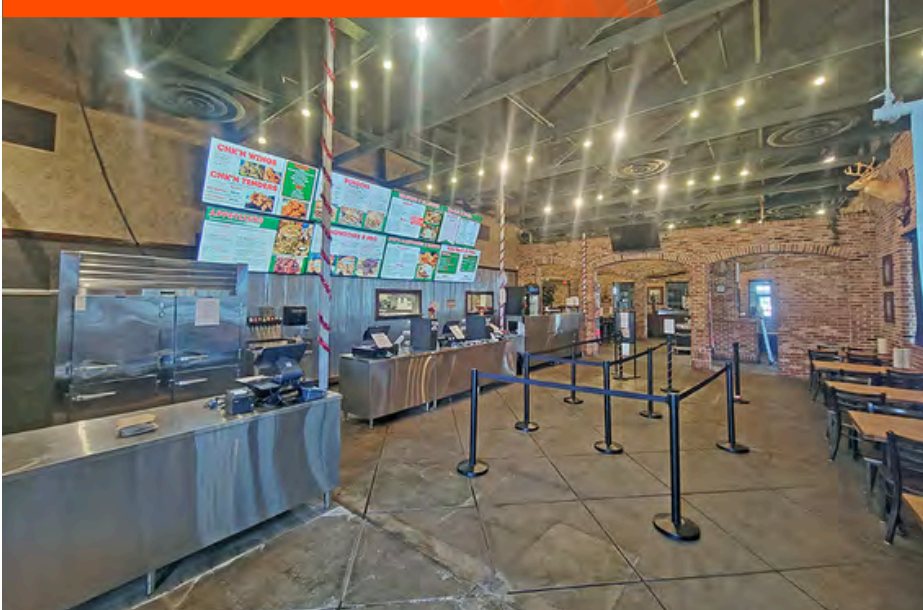
HOSTESS STAND & WAITING AREA



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: \$1,850,000

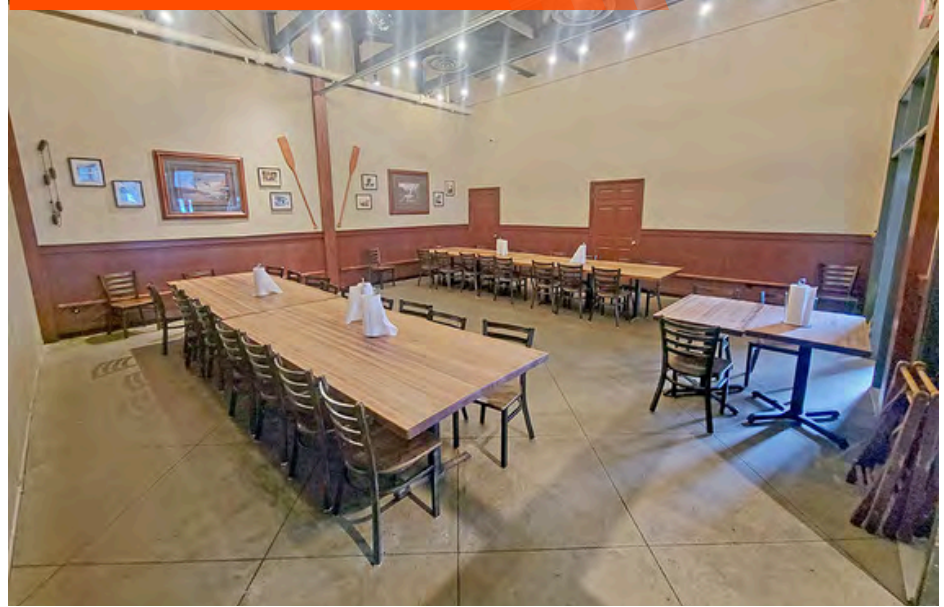
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PRIVATE PARTY ROOM(S) ENTRANCE



PRIVATE PARTY ROOM(S)



DINING AREA

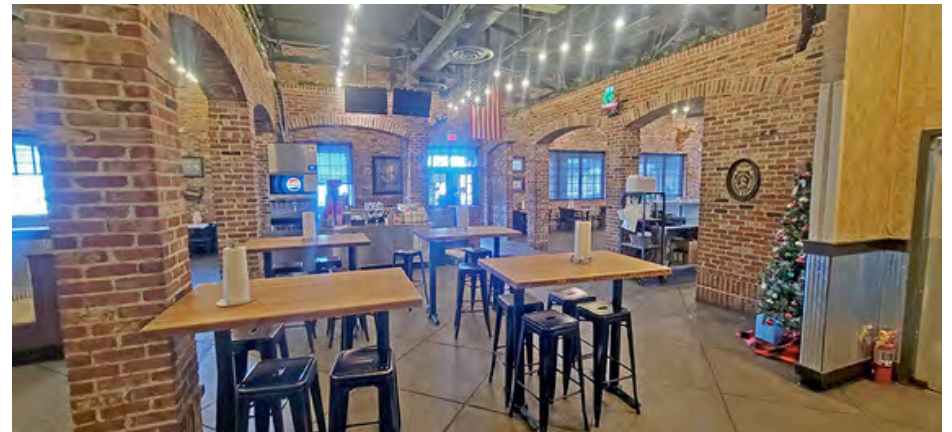
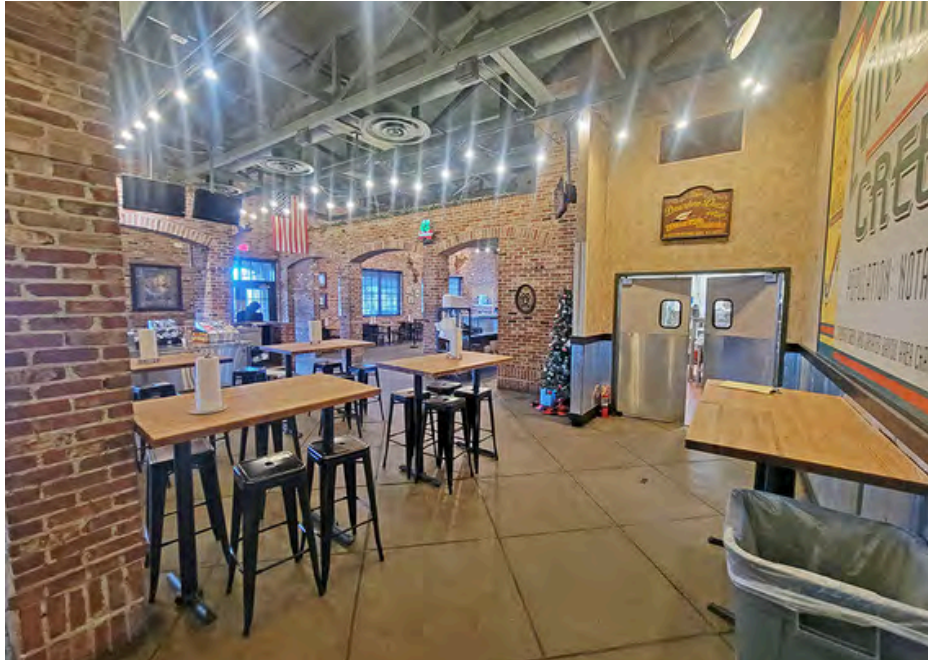


DINING AREA



PROPERTY PHOTOS - DINING AREA

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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: \$1,850,000
Price / SF: \$149.05

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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