

FOR SALE

501 Salem Place.,
Fairview Heights, IL
62208

PRICE REDUCED



I-64 SHOWROOM + SERVICE FACILITY

14,295 SF | 3.36 Acres | 10 Service Bays | 206 Parking Spaces

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com

Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



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

501 Salem Place., Fairview Heights, IL 62208

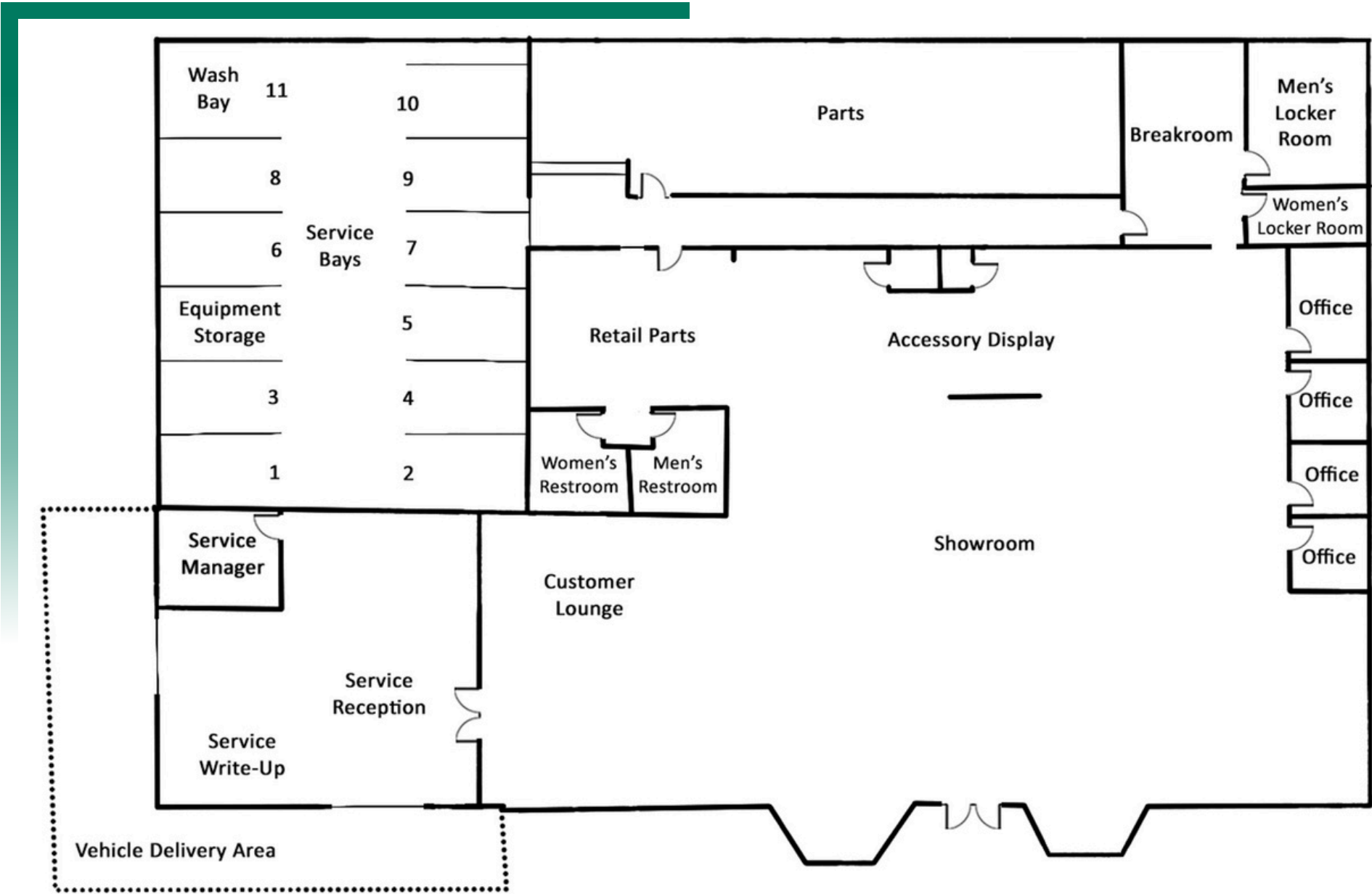


LOCATION OVERVIEW

Located on the North side of I-64 across from St. Clair Square Mall, this facility has excellent visibility to both eastbound and westbound travelers with an average daily traffic of 78,800. The site can be accessed from I-64's Exit 12, along the Frontage road.

FLOOR PLAN

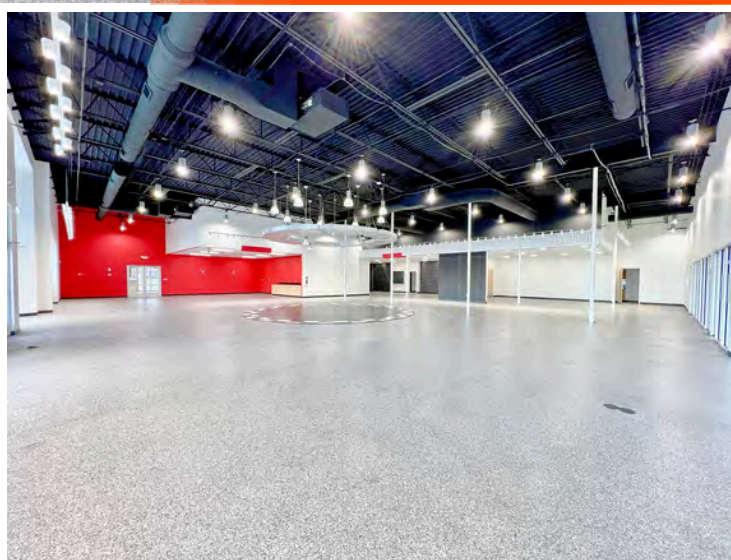
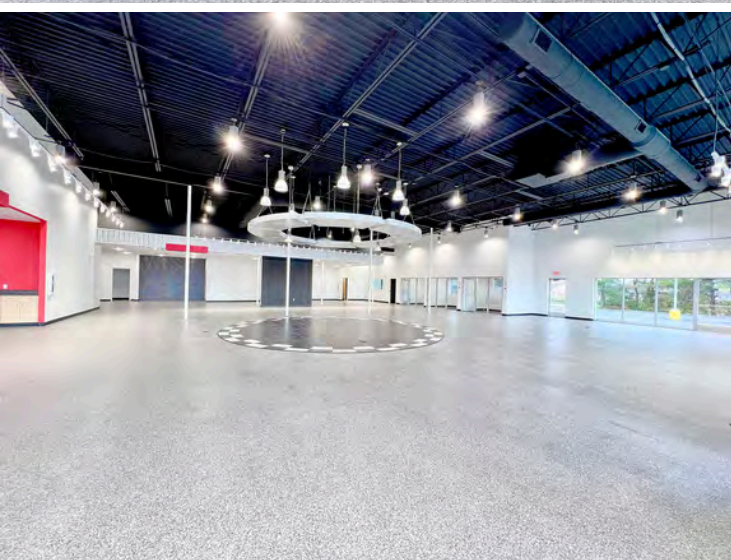
501 Salem Place., Fairview Heights, IL 62208



*Not to scale



SHOWROOM



PROPERTY INFORMATION

Newly renovated interior and exterior

Private manager office with covered delivery service area

Oil/water separator runs the length of the service area

Floor to ceiling windows

No use restrictions

**REDUCED
SALE PRICE:
\$3,100,000**

PROPERTY HIGHLIGHTS



4 SALES
OFFICES



REHAB YEAR
2023



2 DRIVE-IN
DOORS
8'X10' & 10'X12'



10 SERVICE
BAYS



LARGE
SHOWROOM



CUSTOMER
LOUNGE

PROPERTY PHOTOS

501 Salem Place., Fairview Heights, IL 62208

SERVICE BAY



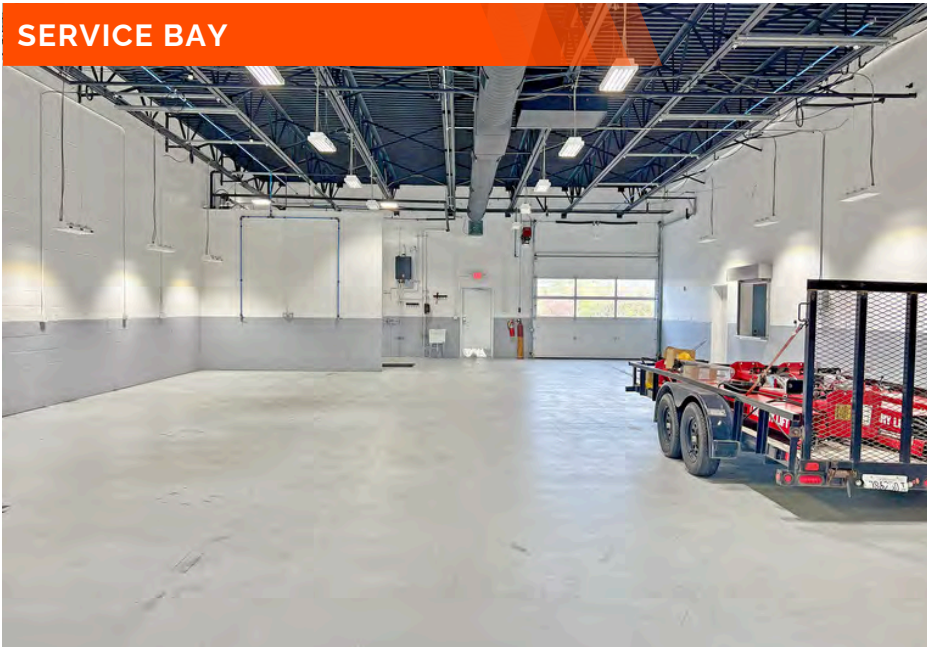
REAR SERVICE ENTRANCE



HEAVY POWER & IT



SERVICE BAY



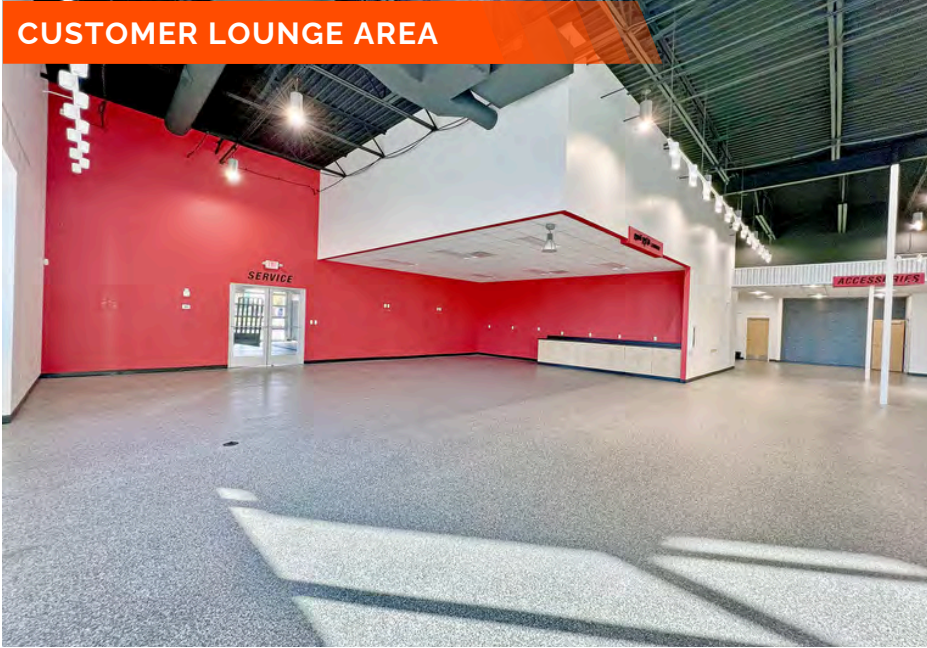
SALES OFFICES



PROPERTY PHOTOS

501 Salem Place., Fairview Heights, IL 62208

CUSTOMER LOUNGE AREA



FRONT SERVICE ENTRANCE



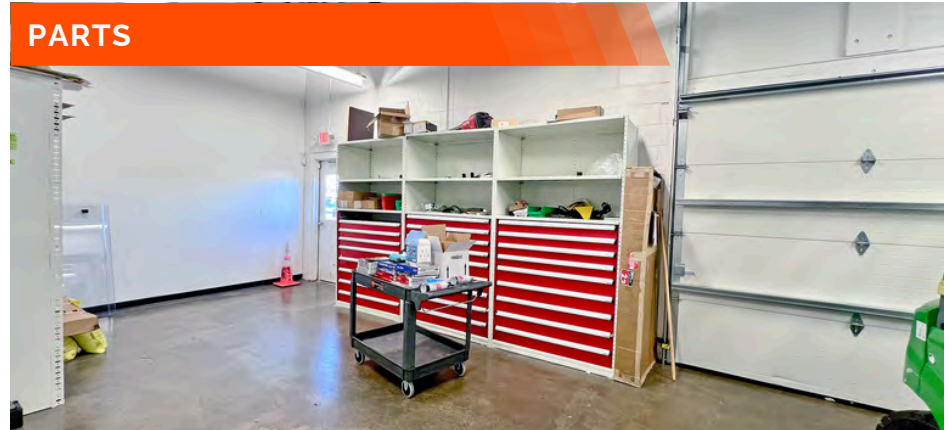
FRONT SERVICE ENTRANCE



EMPLOYEE BREAK ROOM



PARTS



OFFICE/RETAIL PROPERTY SUMMARY

501 SALEM PLACE, FAIRVIEW HEIGHTS, IL 62208

LISTING # 3158

LOCATION DETAILS:

Parcel #: 03-27.0-101-001,03-22.0-301-016
County: IL - St. Clair
Zoning: B-4 General Business District

PROPERTY OVERVIEW:

Building SF: 14,295
Vacant SF: 14,295
Usable Sqft: 14,295
Min Divisible SF: 14,295
Retail SF: 14,295
Signage: Building,Marquee,Pylon
Lot Size: 3.36 Acres
Frontage: 542
Depth: 419
Parking Spaces: 206
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1994
Yr Renovated: 2023
Ceilings: 9' - 18'
Construction Type: Exterior - Block

DEMOGRAPHICS:

Traffic Count: 78,800 on I-64



SALE INFORMATION:

REDUCED Sale Price: \$3,100,000
Price / SF: \$216.86

FINANCIAL INFORMATION:

Taxes: \$45,575.22
Tax Year: 2024

PROPERTY DESCRIPTION:

Fully renovated (2023) former powersports facility located off the frontage road facing I-64. 14,295 SF showroom and service center for any retail owner/user with room to expand. Virtually every aspect of this facility, both exterior and interior, is in near-new condition, including the roof and epoxy flooring. 10 service bays with 2 drive-in OHD (8x10 and 10x12), private manager's office with covered delivery service area. Oil/water separator runs the length of the service area. Large showroom, customer lounge, 4 sales offices, and floor-to-ceiling windows. No use restrictions. Facility would be ideal for an automotive/fleet service dealer, an equipment/construction/outdoor power dealer, a furniture/retail showroom user, an installation/service user or a fitness/medical user. Motivated seller!