



**WEBER REALTY**

116 S DOUGLAS ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
 BUS: (618)544-3156  
 FAX: (618)546-5296  
[www.weberir.com](http://www.weberir.com)

**Showing Instructions:**

Vacant- Alarm system in service. A Weber agent must disarm for showings.

<b>Property Type</b>	Commercial
	<b>Bedrooms</b> <b>Bath</b>
<b>1st Floor</b>	
<b>2nd Floor</b>	
<b>Basement</b>	
<b>Foundation</b>	
<b>Exterior</b>	
<b>Porch</b>	
<b>Roof</b>	
<b>Garage</b>	
<b>Size of Lot</b>	4.14 Ac M/L
<b>Heat</b>	Natural Gas
<b>Air Cond.</b>	C/A
<b>Water Heater</b>	40 Gallon Gas
<b>Approximate Age</b>	1950 - 2005
<b>Termite Policy</b>	None
<b>School Dist.</b>	Paris
<b>Water</b>	Municipal
<b>Sewer</b>	Municipal
<b>Taxes Pd. 2017</b>	\$6,920.18
<b>Tax I.D.</b>	09-13-25-326-017
<b>Key</b>	09-13-25-326-033
	Key



<b>Property Address:</b>	1249 N Main St, Paris
<b>Owner:</b>	CPW & Z, LLC (Southern Ind. Tire)
<b>Listing Price:</b>	\$550,000
<b>Listed by:</b>	Bob Crocker (618) 562-7335 & Rick Hamilton (618) 544-3156

**REMARKS:**

Well-maintained older retail/service facility. Currently being de-inventoried. Approximately 28,000 Sq. Ft under roof. Show room fronting IL RT 1. Approximately 5,900 vehicles pass this location in 24 hours! Direct access to IL RT 1; Albert St & Tobias St. Formerly a retail/service center. Occupancy: Upon Closing Zoned:



