



116 S DOUGLAS ST., P.O. BOX 8578
 ROBINSON, IL 62454
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www.weberir.com

Revised 6/23/22

WEBER REALTY

Showing Instructions:

Please call Amy for showings at 618-553-5020.

Property Type Commercial

	<i>Bedrooms</i>	<i>Bath</i>
1st Floor		2 Half
2nd Floor	None	
Basement	Full	1 full
Foundation	Poured	
Exterior	Wood/Vinyl	
Porch	Covered	
Roof	Shingle	
Garage	None	
Size of Lot	65'x71' M/L	
Heat	Gas F/A	
Air Cond.	C/A upgraded 2020	
Water Heater	40 Gallon Gas	
Approximate Age	6 yr	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2022	\$6,240.00	
Tax I.D.	05-4-33-023-080-000	
Key	Office	



Property Address:	301 N Cross St, Robinson
Owner:	Regenna Frost
Listing Price:	\$195,000
Listed by:	Amy Stone

REMARKS:

Great opportunity to own your own business. Drive through windows as well as main room with seating up to 26 people as currently set up. Handicap accessible. Endless opportunities for a small business!

Main Room	24'4"x19'6" 8'10"x7'10"	Commercial laminate flooring
Kitchen	19'10"x11'8"	Commercial laminate "tile" flooring w/ washable laminate paneling
Hall Bath	7'6"x7'4"	Men's restroom
Half Bath	7'6"x7'4"	Women's restroom
Basement	23'9"x30'6"	Unfinished, insulated, waterproofed with drainage ditch, egress window
Basement Bath	6'x7'	Standing shower
Maintenance Room	13'x7'10"	Includes two sump pumps, 40 gallon gas water heater, restroom

R2.7
 All information believed correct, but not guaranteed.

