



116 S DOUGLAS ST., P.O. BOX 8578
 ROBINSON, IL 62454
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 FAX: (618)546-5296
www.weberir.com

WEBER REALTY

Showing Instructions:

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

Property Type Commercial

	Bedrooms	Bath
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:	\$225,000
Listed by:	Amy Stone

REMARKS:

Great opportunity to own your own business. Coffee shop w/ breakfast and lunch menu currently being served. Building and most equipment only 6 years old. Drive through windows, as well as dine-in facility with seating up to 26 people as currently set up. Handicap accessible.

Dining Room	24'4"x19'6"	Commercial laminate flooring, 6 tables- seats 4, 1 table- seats 2
Coffee Brewing Area	8'10"x7'10"	Includes espresso machine & coffee grinder
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, currently used as food storage (shelving), prep tables and office, egress window
Basement Bath	6'x7'	Standing shower
Maintenance Room	13'x7'10"	Includes two sump pumps, 40 gallon gas water heater, grinder pump for Employee restroom

Call office for price for building only.

R2.7

All information believed correct, but not guaranteed.

