



**WEBER REALTY**

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

Reduced 5/19/25

**Showing Instructions:**

Please call Weber office for a showing.

<b>Property Type</b>	Commercial	
	<b>Bedroom</b>	<b>Bath</b>
<b>1st Floor</b>	Finished	
<b>2nd Floor</b>	Unfinished	
<b>Basement</b>	Finished	2
<b>Foundation</b>	Concrete	
<b>Exterior</b>	Expanded metal & brick	
<b>Porch</b>	Alcove	
<b>Roof</b>	Sloping new roof 2022	
<b>Garage</b>	None	
<b>Size of Lot</b>	130'x25'	
<b>Heat</b>	FA	
<b>Air Cond.</b>	AC	
<b>Water Heater</b>	Yes; under kitchenette sink	
<b>Approximate Age</b>	100+/-	
<b>Termite Policy</b>	None	
<b>School Dist.</b>	Robinson	
<b>Water</b>	City	
<b>Sewer</b>	City	
<b>Tax I.D.</b>	05-4-34-030-126-000	
<b>Taxes Pd. 2022</b>	\$1,312.38	
<b>Key</b>	Call Office	
	(618) 544-3156	



<b>Property Address:</b>	118 S Douglas St, Robinson
<b>Owner:</b>	Frank & Wanda Weber Trust
<b>Listing Price:</b>	\$105,000
<b>Listed by:</b>	Bob Crocker (618)-562-7355

**REMARKS:** Building for sale located downtown on the square. Zoned CD (central business district). Quality downtown building.

Lower Level-	Finished lower level & conference room and individual office & open area for support staff. Kitchenette, two 1/2 baths & glass enclosed rear entrance, parking lot (6) cars
Main Street Level-	Very large open office, individual enclosed office with view to street, supply room & stairwell to lower level. This area is attractively decorated office furnishings available for purchase. This is a turn key office ready for your needs.

**Invest in your future...today!**