



121 W. WALNUT ST., P.O. BOX 8578
 ROBINSON, IL 62454
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WEBER INSURANCE & REALTY BROKERS, INC.

Showing Instructions:

Please call Sherri (618) 562-4329 for an appointment.

	Bedrooms	Bath
1st Floor		2
Basement	None	
Foundation	Crawl	
Exterior	Cedar/Brick	
Porch	None	
Roof	Shingle (aprox 2022)	
Garage	NA	
Size of Lot	20,780 sq ft	
Heat	Gas (aprox 2018)	
Air Cond.	(aprox 2018)	
Water Heater	Gas	
Approximate Age	1976	
Termite Policy	none	
School Dist.	Robinson	
Water	City	
Sewer	Septic	
Taxes Pd. 2025	\$6,779 & \$1,181	
Tax I.D.	05-4-32-020-051-006	
	05-4-32-020-051-001	
Key	Lockbox	
Zoned	Commercial	



Property Address:	103 Old Indian Boundary Rd, Robinson, IL
Owner:	Lachenmayr Properties, LLC
Listing Price:	\$485,000.00
Listed by:	Sherri Murray Thomas (618) 562-4329

(All information believed correct, but not guaranteed.)

REMARKS:

Located on the west side of Robinson, IL. The offices and hallways are all commercial carpet and tile flooring. The walls are drywall with the conference room having two walls of brick interior and the baseboards are walnut wood. The interior doors are solid oak wood. The building has thermo pane windows. The property is heated and cooled by Gas forced air furnace and central air conditioning. The electric system consists of 100 amps electric and it has a mechanical room with the furnace/AC, water heater and computer system and telephone system in it. There are two restrooms, 5 offices and the reception area is approximately the middle of the building. The lobby is very inviting and is at the main entrance to the building. There is a small loft area in the back east side of the building. A conference room, work room, lunchroom and library also in the building. All of the offices on the east side of the building and the conference room have sliding glass doors to the exterior. The parking area and driveway are asphalt and has concrete sidewalks leading to the parking area which covers approximately 5,000 sq. ft.

*Some furniture negotiable

* Reserved playset beside building