



121 W. WALNUT ST., P.O. BOX 8578
ROBINSON, IL 62454
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www.weberir.com

REDUCED 4/10/26

WEBER INSURANCE & REALTY BROKERS, INC.

Showing Instructions:

Property Type Commercial

	Bath
1st Floor	<u>1/2</u>
Exterior	<u>Brick/Aluminum</u>
Porch	<u>Front</u>
Roof	<u>Shingle new 4/2026</u>
Size of Lot	<u>.42 acre</u>
Heat	<u>Gas FA</u>
Air Cond.	<u>Central Air</u>
Water Heater	<u>Gas</u>
Approximate Age	<u>1986</u>
Water	<u>City</u>
Sewer	<u>City</u>
Taxes Pd. 2025	<u>\$3,863.98</u>
Tax I.D.	<u>05-4-28-042-013-000</u>
Key	<u>Lockbox</u>



Property Address: 1004 N Allen St., Robinson, IL 62454

Owner: Mary Correll

Listing Price: \$225,000.00

Listed by: Amy Stone 618-553-5020

REMARKS:

Great location is what this solid brick building has to offer in addition to a nice asphalt parking lot 3 offices, a large reception area and mechanics room. **NEW ROOF INSTALLED APRIL 2026**

Reception area:	12'6"x29'3"	Laminate flooring, built in counter & desk area, customer seating area
Office:	12'3"x 16'	Carpet, viewing window to receptionist area
Office:	21'5"x16'3"	Carpet, drive up window
Office:	15'x 7'5"	Carpet, closet
Storage Closet:	4'x5'	Built in shelving
Mechanics Room:	10'7"x 15'	Linoleum, built in shelving & counter, furnace, hot water heater, electric box, sink
Bathroom:		Toilet & sink

R 2.7

All information believed correct, but not guaranteed.

