

## 101, 103, 105 W Walnut St Robinson, IL 62454

\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\*

Commercial  
MLS#: 6202326Active  
DOM: 181LP: \$205,000  
OP: \$220,000

**Year Built:** 1906  
**Bus Name:**  
**PropSubType:** Other  
**Bus Only:**  
**Apx Acres:** 0.19  
**Lot SqFt:** 8,450  
**Apx Lot Dim:** 65 x 130  
**Gross Inc:**  
**Net Inc:**  
**Total Exp:**  
**Lake YN:** No

**Leased:** Yes  
**Avail for Lse:** Yes  
**SF Bldg:** 7,040  
**SF Office:** 3,520  
**SF Manuf:**  
**SF Whse:**  
**SF Other:** 4,930  
**Tot SF:** 0  
**SF Source:** Public Records  
**Protect Pd:**

## Tax Information &amp; Legal

**County:** Crawford  
**Taxes/Yr:** \$3,082/2019  
**Legal:** ORIGINAL TOWN E 1/3 LOT 96 EXC S 26' THEREOF , AND ORIGINAL TOWN MID 1/3 LOT 96 EXC S 26' THEREOF

**Tax ID:** [05-4-33-043-055-000](#), [05-4-33-042-056-000](#)**Tax Exmptn:** None

## Property Information and Features

**Zoning:** COM  
**Utility Comp:**  
**Rd Front:** 195  
**Levels #:** 2.0  
**Landlord Pays:** All Utilities, Exterior Maintenance, Interior Maintenance, Ins Bldg, Ins Liab, Ins Per Prop, Trash Remvl  
**Electric:** 200 Amps  
**Bsmnt/Found:** /Unfinished/Full Basement  
**Heat/Cool/WH:** Forced Air/Central/Gas

**Water:** Public  
**Loading Dock:**  
**Drive-in Dr:** 0  
**Water:** Public

**Sewer:** City Sewer  
**Covenants:** No  
**Park Sp:** 10  
**OH Doors:** 0  
**Roof:**  
**Sewer:** City Sewer  
**Exterior:**

**CFD Avail:** No  
**Ceiling Ht:**  
**OH Door Ht:**

## Commercial Lease Information

## Remarks and Showing Instructions

**Public:** Investment & income! These commercial properties sell together. Each building has ground floor office sq. footage of 1,760. Both offices are currently leased. On the second floor of these buildings, you will find five additional, income producing apartments, and a shared laundry area. There is one 2 bedroom apartment, two 1 bedroom apartments, and 2 studio apartments. Both Centrally located in the heart of downtown Robinson, this property has the capability of providing rental income of approximately \$3,600/month.. Please call to view this great opportunity today!

**Show Instructions/Lockbox:** Please call to set up a time to view this property.

## Listing Information

**List Office:** [United Country Burke Auction & Realty \(1990\)](#)  
**Office Phone:** 618-592-4200  
**List Agent:** [Bill Burke \(359500545\)](#)  
**Phone:** 618-553-4613  
**List Type:** Excl Rt To Sell  
**Possession:** At Close

**Minimum CC:** 2.7%  
**Variable:** No  
**Owner Name:** Robinson Capitalists, LLC  
**2nd Owner:**  
**Agt Owned:** No

**List Date:** 06/17/2020  
**Expire Date:** 06/30/2021

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)

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