

## 401 S Cross St Robinson, IL 62454

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

Commercial  
MLS#: 6220308Active  
DOM: 3LP: \$89,900  
OP: \$89,900

Year Built: 1900  
 Bus Name:  
 PropSubType: Residential  
 Bus Only:  
 Apx Acres: 0.18  
 Lot SqFt: 7,812  
 Apx Lot Dim:  
 Gross Inc:  
 Net Inc:  
 Total Exp:  
 Lake YN: No

Leased: Yes  
 Avail for Lse: Yes  
 SF Bldg:  
 SF Office: 0  
 SF Manuf:  
 SF Whse:  
 SF Other: 2,640  
 Tot SF: 0  
 SF Source: Public Records  
 Protect Pd:

## Tax Information &amp; Legal

County: Crawford  
 Taxes/Yr: \$1,552/2020  
 Legal: DICKSONS ADD LOT 4 EXC W 10'

Tax ID: [05-4-33-043-048-000](#)  
 Tax Exmptn: None

## Property Information and Features

Zoning: COM      Water: Public      Sewer: City Sewer      CFD Avail: No  
 Utility Comp:      Covenants: No  
 Rd Front: 188      Loading Dock:      Park Sp: 4      Ceiling Ht:  
 Levels #: 1.0      Drive-in Dr: 0      OH Doors: 0      OH Door Ht:  
 Landlord Pays: All Utilities, Exterior Maintenance, Interior  
 Maintenance, Sewer, Taxes, Electric, Gas, Ins Bldg,  
 Ins Liab, Lawn, Snow Remvl, Trash Remvl, Water  
 Electric: 200 Amps      Water: Public      Sewer: City Sewer  
 Heat/Cool/WH: Forced Air/Central, Window, 2 Unit/Gas

## Commercial Lease Information

## Remarks and Showing Instructions

**Public:** Investment & income opportunity! Conveniently located near downtown Robinson, Lincoln Elementary School, and the city park. This property contains (3) one bedroom apartments. All apartments are currently rented.

**Agent:** Listing agent has vested interest in the LLC that owns this property.

**Show Instructions/Lockbox:** Apartments are occupied. Please call the office to schedule an appointment.

## Listing Information

List Office: [United Country Burke Auction & Realty \(199\)](#)      Minimum CC: 3%      List Date: 05/16/2022  
 Office Phone: 618-592-4200      Variable: No      Expire Date: 11/16/2022  
 List Agent: [Bill Burke \(359500545\)](#)      Owner Name: AAA & B Properties, LLC  
 Phone: 618-592-4200      2nd Owner:  
 List Type: Excl Rt To Sell      Agt Owned: Yes  
 Possession: At Close

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