

9234 E 1050th Ave Robinson, IL 62454

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

Commercial
MLS#: 6195853Active
DOM: 279LP: \$375,000
OP: \$400,000

Year Built:	1969	Leased:	No
Bus Name:		Avail for Lse:	No
PropSubType:	Warehouse	SF Bldg:	
Bus Only:		SF Office:	3,000
Apx Acres:	1.90	SF Manuf:	
Lot SqFt:	82,764	SF Whse:	
Apx Lot Dim:		SF Other:	3,240
Gross Inc:		Tot SF:	0
Net Inc:		SF Source:	Public Records
Total Exp:		Protect Pd:	
Lake YN:	No		

Tax Information & Legal

County: Crawford
Taxes/Yr: \$3,209/2018
Legal: 155 1/2' X 530' SE COR SW NW SEC 32-7-12

Tax ID: [05-1-32-000-004-000](#)
Tax Exmptn: None

Property Information and Features

Zoning: COM	Water: Public	Sewer: Septic Tank	CFD Avail: No
Utility Comp:		Covenants: No	
Rd Front: 330	Loading Dock:	Park Sp: 100	Ceiling Ht:
Levels #: 1.0	Drive-in Dr: 4	OH Doors: 4	OH Door Ht:
Landlord Pays: Electric, Gas, Heat, Ins Bldg, Ins Liab, Lawn, Phone, Trash Remvl, Water			
Electric:	Water: Public	Sewer: Septic Tank	
Heat/Cool/WH: Forced Air, Gas/Central/Gas			

Remarks and Showing Instructions

Public: This is a spacious, commercial building for sale, near Robinson, IL. The front, and center portions of the building contain offices. This 3,000 sq. ft. area has forced heat, and central air. In the rear of the building, there is an additional 4,968 sq. ft. of warehouse storage. This building sits on 1.9 acres. An additional parcel of 1.76 acres, will sell with this property. The additional acreage also has a 40' x 60' pole barn. Building and yard are being sold "AS IS" with no warrant of any type.

Directions: Located on IL Route 33, just West of Robinson, on the North side of the road.

Agent: Parcel 05-1-32-000-003-000 Taxes 2018, \$305.16

Show Instructions/Lockbox: All appointments are to be made through United Country Burke Auction & Realty office. Bill Burke is to be present at each showing.

Listing Information

List Office: United Country Burke Auction & Realty (1990)	Minimum CC: 2.7%	List Date: 08/05/2019
Office Phone: 618-592-4200	Variable: No	Expire Date: 07/07/2020
List Agent: Bill Burke (359500545)	Owner Name: Western Oil & Gas Development	
Phone: 618-553-4613	2nd Owner:	
List Type: Excl Rt To Sell	Agt Owned: No	
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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