

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

Phone (618) 544-8605 * Fax (618) 544-9335

Email - ccre@crawford-county.com ** www.crawford-county.com (web site)

LISTING # 02344 + 702

Showing Instructions:

Show anytime



DIRECTIONS:

209 N. Cross & 301 N. Cross

Property Type	Commercial
No. Rms.	
	Bedrooms Bath
1st Floor	
2nd Floor	
3rd Floor	
Basement	yes
Foundation	brick
Walls	paneled
Floors	w/w - vinyl
Porch	none
Roof	rubber roof
Windows - most of	upstairs replacement
Garage	1 car each
Exterior	painted brick & wood
Heat/AC	hot water/CA main fl.
Water Heater	40 gal gas
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	36'x85' + 65'x162'
Taxes	' 11 \$1,561.28 + \$495.66
Approximate Age	1920 & 1940
Equalizer	\$473 & \$78
Tax I.D. #	05-4-33-023-077-000 # 05-4-33-023-080-000



Address of Property	209 & 301 N. Cross	Price:	\$79,500	\$85,000
	Robinson, IL 62454		\$49,900	\$70,000
Owner:	Connor & Connor, Inc.			
Address:				
Phone:				
Listed by:	Gayle McKee			
Sign Wanted:	yes	Key # 68 + lockbox		

REMARKS: (All information believed correct, but not guaranteed.)

A commercial location with two properties which could have many different uses. The two story building has a basement. It does get water on the floor in very wet seasons. This could be turned back into apartments. Previously it was where the phone company was located.

209 N. CROSS: There is a half bath on the main floor & a full bath on 2nd floor. The boiler is in the basement. The main floor is air conditioned, but there are several window A/C's on 2nd floor. There are several rooms both up & down which are paneled. The back room has kitchen cabinets upstairs. Some shelving will stay. There is access to upstairs through outside in the east center of the building & also within this office. It is believed they share center stairway with owner of connecting building. Dehumidifier & sump in basement.

301 N. CROSS: Used to be a gas station. There is a heating oil tank underground behind the building with size unknown. The gas tanks were small & above ground per seller. It includes two baths with stool & lavatory, an office & a garage area. It has a gas FA furnace.