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 #

Showing Instructions:
Call for appt. to rented offices

DIRECTIONS:
1708 W. Main St.

Property Type	3 commercial bldgs.
No. Rms.	
1st Floor	
Basement	none
Foundation	concrete
Walls	plywood/drywall
Floors	concrete/tile
Entry	glassed in on N. bldg.
Roof	tin w/ sealer
Windows	single
Garage	2 overhead doors
Exterior	alum./some brick
Heat/AC	- overhead gas FA/CA; elec. baseboard
Water Heater	30 gal in back N. bldg.
Street	Highway 33
Alley	drive goes around bldg.
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	3.17 acres/7.22 acres
Taxes	' 13 $20,635.10 + $451.96
Approximate Age	1975 +/-
Equalizer	
Tax I.D. #05-4-32-020-047-000	
#05-4-32-020-047-002	

rice: **$900,000**

Address of Property	**1708 W. Main St.**
	Robinson, IL 62454
Owner:	Sherell J. Oxford Trust
Address:	
Phone:	
Listed by:	Gayle McKee
Sign Wanted:	yes

Key # 81 (West side of GSG)

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

Leases are all signed until 12/15 by 4 tenants. Only one area vacant. Lines: to pole in parking lot east of Subway; 2' east of fence on east. 7.22 acres land in back farmed by Orville York Farms.
Purchased from Robert Hoagland in 1986. Had been Pamida. Bought land from Rynke. Seller has building plans.

1708 W. Main - N. BUILDING: approx. 24,000 sq.ft. - divided into 2 business spaces, 1 entrance door in back, 1 overhead large door in back, west side has 2 offices, a smaller manufacturing room & one large shop area. East side is a little smaller, but rents for $2,000/mo. to KCL Dancing (Chelsea Swick). Has a front entrance & 2 side smaller doors. Roof about 10 yrs. old (leaks were before new roof installed by Centrimark out of St. Louis). Includes a sprinkler system & surveilance system. These 2 offices share a bathroom. Insurance for whole complex is about $12,000 a year through Webers. Each of other tenants pay all own utilities. Parking lot was recently recoated for $8,000.

1700 W. Main - SE BUILDING: 45'x75' Rented by Fisher Auto Parts $1,400/mo., 2 doors
1702 W. Main - NE BUILDING: 45'x30' - 1 entrance, Harold McCormick, CPA - $475/mo.
1704 - 1706 W. Main - NE BUILDING: 50'x45', Nature's Solutions (Dave Guyer & Joan Briggs) $1,875/mo., has one overhead door & 4 entrance doors, could be 2 offices

FARM LAND: 432.57' front; 723.38' west; 723.47' east x 436.37 north - 7.22 acres farmed by Orville York Farms