



121 W WALNUT ST., P.O. BOX 8578
 ROBINSON, IL 62454
 BUS: (618)544-3156
 FAX: (618)546-5296
www.weberir.com

Reduced 10/29/24

WEBER REALTY

Showing Instructions:

Please call Weber office for a showing.

Property Type	Commercial	
	Bedroom	Bath
1st Floor	Finished	
2nd Floor	Unfinished	
Basement	Finished	2
Foundation	Concrete	
Exterior	Expanded metal & brick	
Porch	Alcove	
Roof	Sloping new roof 2022	
Garage	None	
Size of Lot	130'x25'	
Heat	FA	
Air Cond.	AC	
Water Heater	Yes; under kitchenette sink	
Approximate Age	100+/-	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Tax I.D.	05-4-34-030-126-000	
Taxes Pd. 2022	\$1,312.38	
Key	Call Office	
	(618) 544-3156	



Property Address:	118 S Douglas St, Robinson
Owner:	Frank & Wanda Weber Trust
Listing Price:	\$120,000
Listed by:	Bob Crocker (618)-562-7355

REMARKS: Building for sale located downtown on the square. Zoned CD (central business district). Quality downtown building.

Lower Level-	Finished lower level & conference room and individual office & open area for support staff. Kitchenette, two 1/2 baths & glass enclosed rear entrance, parking lot (6) cars
Main Street Level-	Very large open office, individual enclosed office with view to street, supply room & stairwell to lower level. This area is attractively decorated office furnishings available for purchase. This is a turn key office ready for your needs.

Invest in your future...today!

\$144,000=	\$14,400 (\$1,200/ mo proposed)
	0.1000

Now only \$120,000!

