



116 S DOUGLAS ST., P.O. BOX 8578
 ROBINSON, IL 62454
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WEBER REALTY

Showing Instructions:

Property Type Commercial Business

	Bedroom	Bath
1st Floor		2
2nd Floor		
Basement	None	
Foundation	Concrete Floor	
Exterior		
Porch		
Roof	Metal (10 yrs. old)	
Garage		
Size of Lot	6 total parcels	
Heat		
Air Cond.		
Water Heater		
Approximate Age		
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Taxes Pd. 2023	\$6,501.82 (all parcels)	
Key	Call Office	
Tax I.D.	05-4-03-012-005-000	
	05-4-03-013-049-000, 05-4-03-013-048-001	
	05-4-013-079-002, 05-4-013-012-006-000	
	05-4-03-012-007-000	



Property Address:	505 E Tampa Dr, Robinson
Owner:	Smitty's Garden Center, Landscaping & Lawncare, LLC
Listing Price:	\$675,000.00
Listed by:	Sherri Thomas (618)-562-4329

Remarks: Great business opportunity! Well established garden center, landscaping and lawncare business. stocked with lots of inventory and many updates! **Equipment and vehicles to be sold with the business.** Everything needed to step in and take over! **Rental house included with the sale!**

Updates Include: New shop, new cabinetry & shelving, new windows and doors, new greenhouse tables, new covers for some of the greenhouses, new computer system, security cameras, new fertilizing system for watering.



Rental Property:

Living Room	17'4"x11'7"	Carpet, ceiling fan, closet, built-in shelves
Bath		Vinyl, shower, cabinet
Bedroom	10'x12'11"	Carpet, ceiling fan, closet
Bedroom	11'8"x8'	Hardwood, closet
Bedroom	12'8"x12'	Hardwood, (2) closets, ceiling fan
Kitchen	10'x17'4"	Vinyl, light fixture
Bonus room	11'8"x17'10"	Carpet
Mudroom	9'3"x10'3"	Concrete floor, washer/dryer hookups

See attached equipment list.

