

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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

**DIRECTIONS:**

Outer E. Main across from Sears

LISTING # 05340

**Showing Instructions:**

Call for appt.

(Seller will be in attendance for all showings.)



<b>Property Type</b>	Commercial
<b>No. Units</b>	4
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	6
<b>2nd Floor</b>	
<b>3rd Floor</b>	
<b>Basement</b>	none
<b>Foundation</b>	concrete
<b>Walls</b>	drywall
<b>Floors</b>	concrete/carpet
<b>Porch</b>	none
<b>Roof</b>	metal 2001
<b>Windows</b>	dbl. pane/some storms
<b>Garage</b>	none
<b>Exterior</b>	painted wood/stone
<b>Heat/AC</b>	4 electric furnace/CA
<b>Water Heater</b>	4 - each has one
<b>Street</b>	Highway #33
<b>Alley</b>	none



<b>Price:</b>	<b>\$479,000</b>
<b>Address of Property</b>	2137 E. Main St.
<b>School Dist.</b>	Robinson
<b>Water/Sewer</b>	city/city
<b>Size of Lot</b>	180'x200'
<b>Taxes</b>	' 16 \$7,663.74
<b>Approximate Age</b>	1965
<b>Equalizer</b>	
<b>Tax I.D. #05-1-35-401-003-000</b>	
<b>Owner:</b>	Robert & Eloise Hoagland
<b>Address:</b>	
<b>Phone:</b>	
<b>Listed by:</b>	Gayle McKee
<b>Sign Wanted:</b>	yes
<b>Key #</b>	<b>Seller will be there</b>

**REMARKS:** (All information believed correct, but not guaranteed.)  
 Many possibilities for leases. Currently 2 are leased. If full, rental income \$54,000/yr. Will sell on contract with 25% down. Blacktop drive. Nicely decorated. Financial information available to qualified buyers.

**BEAUTY SHOP:** painted concrete floor, **FRONT ROOM:** 11.5x18', **CENTER:** 11.5x11'; **BACK ROOM:** 13'x15', bathroom, furnace closet, storage room. Month to month rent - \$525

**LTC FOUNDATION:** 2 yr. lease, all w/w carpet, **WAITING ROOM:** 11'x19'; **OFFICE:** 14'x15', bath, storage room, **OFFICE:** 7'x11'; **KITCHEN:** 11'x5.5, cabinets, 30 gal elec. water heater; **OFFICE:** 13'x13.5, skylight, cabinets & built-in shelves; **BOARD ROOM:** 19'x20', (attic access), storage room w/ shelves - \$700/mo.

**6 SLEEPING ROOMS:** each has a double bed, flat screen TV, 2 baths, shower room, kitchen & sitting room.  
**1 BEDROOM:** 16'x11', w/w; **5 BEDROOMS:** 10'x11', w/w, sink & medicine chest, furnace room, storage room - \$250 per room per week

**OFFICE:** 8'x10', owner has an office in SE corner

**EAST OFFICE:** **WAITING ROOM:** 13'x16'; **FRONT OFFICE:** 13'x9'; closet/storage room, rest rooms, furnace room; **EXAM ROOM:** 12.5x9' & 11'x9', blinds, kitchen - \$1,000 mo. (currently vacant)