

1500 E Main St Robinson, IL 62454

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Commercial
MLS#: 6245444

Active
DOM: 145

LP: \$429,900
OP: \$525,000



Year Built: 1998
Bus Name:
PropSubType: Retail
Bus Only:
Apx Acres: 4.43
Lot SqFt: 192,971
Apx Lot Dim:
Gross Inc:
Net Inc:
Total Exp:
Lake YN: No

Leased: No
Avail for Lse: No
SF Bldg:
SF Office: 3,024
SF Manuf:
SF Whse:
SF Other: 3,024
Tot SF: 0
SF Source: Public Records
Protect Pd:

Tax Information & Legal

County: Crawford
Taxes/Yr: \$5,964/2022
Legal: PT SE NE EXC .38 AC ANNEXED INTO CITY

Tax ID: [05-1-34-000-018-000](#)
Tax Exmptn: None
CITY 10-22-82 + EXC ROW SEC 34-7-12

Property Information and Features

Zoning: COM
Utility Comp:
Rd Front: 224
Levels #: 1.0
Landlord Pays: Other
Electric:
Heat/Cool/WH: Forced Air/Central/Gas

Water: Public
Loading Dock:
Drive-in Dr: 0
Water: Public

Sewer: City Sewer
Covenants: No
Park Sp: 9
OH Doors: 1
Roof:
Sewer: City Sewer

CFD Avail: No
Ceiling Ht:
OH Door Ht:

Remarks and Showing Instructions

Public: This 3,000+ square foot commercial building is ideally located on a 4.85-acre lot, offering extensive on-site parking and a full basement for additional storage or future expansion. The spacious interior is versatile, making it perfect for a range of business operations, from offices to retail or service-oriented enterprises. Situated in close proximity to major retail outlets and established industrial companies, this property provides strategic access to a thriving business community. With its prime location and ample space, this property offers a unique opportunity for growth and long-term investment.

Agent: REAL ESTATE ONLY IS FOR SALE. Parcels 05-1-34-000-018-001 and 05-4-34-020-064-003 are also included in this sale.

Show Instructions/Lockbox: By appointment only.

Listing Information

List Office: [United Country Burke Auction and Realty \(19](#)
Office Phone: (618) 592-4200
List Agent: [Bill Burke \(359500545\)](#)
Phone: (618) 592-4200
List Type: Excl Rt To Sell
Possession: At Close

Owner Name: YFB LLC
2nd Owner:
Agt Owned: No

List Date: 08/22/2024
Expire Date: 02/28/2025

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)
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