

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.

Robinson, IL 62454

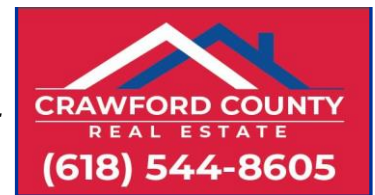
Website - crawford-county.com

Email - ccre@crawford-county.com

DIRECTIONS:

Showing Instructions:

24 hr. notice



Approx. sq. ft.	3,676
Property Type	Commercial
No. Rms.	9 units
	Bedrooms Bath
1st Floor	
2nd Floor	
Basement	none
Foundation	block
Walls	drywall/paneling
Floors	lamineate,vinyl,ceramic
Porch	none
Roof	metal
Windows	vinyl
Garage	none - gravel lot
Exterior	vinyl
Heat/AC	FA/CA ' 16
Water Heater 2-50	gal gas (1 unit ' 23)



Street	paved	Price:	\$240,000
Alley	none	Address of Property	301 N. Alexander
Termite Policy	none		Robinson, IL 62454
School Dist.	Robinson	Owner:	Vivian Properties, LLC
Water/Sewer	city/city	Address:	
Size of Lot	130'x130'	Phone:	
Taxes	' 23 \$4,340.02 (no exemptions)	Listed by:	Erica Lytis
Approximate Age	1965	Sign Wanted:	yes
Equalizer	\$935.00		Key # none

REMARKS: (All information believed correct, but not guaranteed.)
 Profitable 9 unit apartment complex. 5 units have been remodeled in the last 1-3 years. All units currently occupied. Several long term tenants. Utilities are included in rent.

3 UNITS - 2 BEDROOM - Units 1, 3 (6 yr. tenant, new floor & toilet in bathroom), 4

LIVING/KITCHEN:	9.5x22
FULL BATH:	10'x5'
BEDROOM:	8'x11'
BEDROOM:	11'x8'

EFFICIENCY - 2 UNITS - 1A (remodeled 2023), 2 (remodeled 2024)

LIVING AREA:	10'x10', new induction cooktop
BEDROOM:	8'x11'
FULL BATH:	10'x3.5

4 UNITS - 1 BEDROOM - Units 8 (remodeled 2023), 7 (long term tenant), 6 (remodeled 2023), 5 (remodeled 2024)

LIVING/KITCHEN:	9.5x13.5
BEDROOM:	9'x10'
BATH:	10'x3.5

UTILITY ROOM: 10'x13', coin operated washer/dryer
MAINTENANCE ROOM: attic access, crawl space access, 2 - 50 gal water heaters