

1002 S Cross St Robinson, IL 62454

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

Commercial	Active	Delayed Marketing Y/N:	LP: \$160,000
MLS#: 6256709	DOM: 0		OP: \$160,000



Year Built:	2009	Leased:	No
Bus Name:		Avail for Lse:	No
PropSubType:	Restaurant	SF Bldg:	
Bus Only:		SF Office:	30
Apx Acres:	0.24	SF Manuf:	
Lot SqFt:	10,414	SF Whse:	
Apx Lot Dim:		SF Other:	1,152
Gross Inc:		Tot SF:	0
Net Inc:		SF Source:	Owner
Total Exp:		Protect Pd:	
Lake YN:	No		

Tax Information & Legal

County:	Crawford	Tax ID:	05-4-03-010-029-000
Taxes/Yr:	\$1,944/2024	Tax Exemptn:	None
Legal:	H E OTEY SEVENTH ADDN LOTS 1, 2 + 3		

Property Information and Features

Zoning:	COM	Water:	Public	Sewer:	City Sewer	CFD Avail:	No
Utility Comp:				Covenants:	No		
Rd Front:	71	Loading Dock:		Park Sp:	10	Ceiling Ht:	
Levels #:	1.0	Drive-in Dr:	0	OH Doors:	0	OH Door Ht:	
Roof:	Metal	Gas Avail:		Gas Av/Mo:			
Landlord Pays:	All Utilities			Roof:	Metal		
Electric:	200 Amps	Water:	Public	Sewer:	City Sewer		
Bsmnt/Found:	/Slab			Exterior:	Other		
Amenities:	Alarm System, Parking-On Site						
Heat/Cool/WH:	Gas/Central/Electric						

Remarks and Showing Instructions

Public: Endless opportunity awaits at 1002 S Cross St, Robinson, IL 62454! This turn-key, fully equipped commercial property was formerly leased and is ideal for a restaurant, café, or drive-thru operation. Features include 200-amp electrical service, an in-house security system, ample parking, and excellent traffic flow. The efficient layout offers a spacious kitchen with multiple work tables, several floor drains, a cold prep bar with refrigerated storage, and a 4" pre-pipe in the floor for easy fountain installation and hookup. The drive-thru is already in place with two service windows and two touchscreen ordering stations. Appliances to sell with the property. Additional highlights include an on-site office, spacious interior, and a convenient location near parks and downtown Robinson. A ready-to-go space with endless potential!

Agent: At this time, there are two reserve clients | Appliances to sell with the property include a microwave, several crockpots, oven, range, three refrigerators, pizza oven, ice machine, coffee machine, steam table, two cold bar sandwich prep units, Prairie Farms cooler or freezer (offers both), hot dog cooker, and a self-contained fryer. Fiberglass Reinforced Plastic (FRP) waterproof walls add durability and ease of maintenance.

Show Instructions/Lockbox: Show anytime, turn all lights off

Listing Information

List Office:	United Country Burke Auction and Realty (1990)	List Date:	01/08/2026
Office Phone:	618-592-4200	Expire Date:	07/07/2026
List Agent:	Jennifer Kamplain (359501205)	Owner Name:	Larry Joe Dennis
Phone:	(618) 562-3830	2nd Owner:	Hope Dennis
List Type:	Excl Rt To Sell	Agt Owned:	No
Possession:	At Close		
Co List Off:	United Country Burke Auction and Realty (1990)		
Co List Agt:	Bill Burke (359500545)		

