

## PRIME RETAIL LOCATION!



**210 Main Street, Wayne**  
**\$79,000**

### MAIN FLOOR

2,415 square feet

- Updated, open retail space
- Large front display windows
- Half bath with toilet & sink, vinyl floor
- Retail/office space to front & storage room to the back
- Exterior door off back

### SECOND FLOOR

2,500 square feet

**MINIMAL FINISH:** potential for owner future living quarters or apartments

### BASEMENT

**UNFINISHED:** excellent storage under the front half of the building

**BUILT:** Unknown, approximately 1900

**LOT SIZE:** 25' x 150'

**2011 TAXES:** \$1,176.38

**HEAT:** 2 Gas Forced Air Units, \$98 average over last 12 months

**AIR CONDITIONING:** 2 Condenser Units, one unit replaced in 2009

**ROOF:** Flat, reworked in 2009

**EXTERIOR:** Brick on front, re-tuck pointed in 2009

**UTILITY:** 200amp breaker box

### ADDITIONAL INFORMATION

- Concrete parking off the back was installed in 2004
- Beautiful 2-story, brick building offering prime retail potential in the center of downtown Wayne
- Price stated is for the building only.



*Information herein deemed reliable, but not guaranteed.*



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