

GREAT INVESTMENT!



105 W. 4th Street, Wayne
\$90,000

BUILT: 1915
LOT: 50' x 100'
2016 TAXES: \$1,470.18
HEATING: Gas Forced Air
COOLING: Central air
ROOF: Composition Shingles
SIDING: Wood Siding

MAIN FLOOR APARTMENT

1,058 square feet

ENTRYWAY: 5'6" x 6'7", door to main floor apartment, storage closet, stairway to second floor apartment

FOYER: coat closet, wood flooring

DINING AREA: 10'11" x 15.5', wood flooring

LIVING ROOM: 12' x 12'3", ceiling fan, wood flooring

KITCHEN: 11'7" x 15'3", tiled ceiling with ceiling fan, wood cabinets, washer and dryer, dishwasher, stove, refrigerator, patio door to deck

BATHROOM: 4.5' x 7'10", tub/shower with tile surround, stool, vanity with sink

BEDROOM: 10'9" x 12.5' plus double closets, carpet, ceiling fan

FRONT SITTING ROOM/OFFICE: 6'8" x 13'3", carpet, built-in desk/shelving

BACK FOYER: 4'3" x 13', access to back stairway

Rent is currently set to \$475/month, landlord pays all utilities

SECOND FLOOR APARTMENT

858 square feet

LIVING ROOM: 13'4" x 12'9", wood flooring, ceiling fan, coat closet

KITCHEN: 8.5' x 10', wood flooring, wood cabinets, stove, refrigerator

BATHROOM: 6'9" x 7.5', tub/shower, vanity with sink, stool

BEDROOM: 12' x 14' plus 5' x 7.5', walk-in closet, wood flooring

Rent is currently set to \$300/month, tenant pays gas and electric

Information herein deemed reliable, but not guaranteed.

FOR ADDITIONAL INFORMATION CONTACT:

Property Exchange Partners

(402) 375-2134 Office

(402) 375-1345 Fax

info@propertyexchangepartners.com

BASEMENT APARTMENT

1,020 square feet

LIVING ROOM: 7.5' x 24' plus 5'8" x 5.5', carpet, paneling, "as-is" washing machine

KITCHEN: 9'3" x 10.5', tile flooring, stove, refrigerator

BATHROOM: 4' x 7'2", tub/shower, vanity with sink, stool, vinyl flooring

OFFICE: 8'9" x 14.5' plus 1.5' x 9'7", carpet, double closet

Rent is currently set to \$375/month, landlord pays all utilities

ADDITIONAL INFORMATION

- Located within walking distance of downtown Wayne and WSC campus.
- Storage shed



112 W. 2nd Street • Wayne, NE 68787
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