

DOWNTOWN INVESTMENT!



112 W. 3rd Street, Wayne
\$140,000

MAIN LEVEL

WEST SIDE: *Currently Back In Touch Therapeutic Massage Clinic*

- Multiple rooms with main reception area and bathroom
- Access to the interior from the front main door and from a pedestrian door on the west side.
- Currently rents for \$600/month with a 2 year lease that began on 11/01/09.

BUILT: 1930

LOT SIZE: 50' x 125'

2010 TAXES: \$2,715.79

HEAT: Forced Air for the Main Floor and Upper Back Apartment, Individual Units for the Upper Front Apartments

AIR CONDITIONING: Central Air Conditioning for the Main Floor Businesses and for the Upper Back Apartment, and NO Central Air for the Upper Front Apartments

ROOF:

EXTERIOR: Brick Masonry

CAR STORAGE: pole shed in the back

WATER: City Water

CONTINUATION OF MAIN LEVEL

EAST SIDE

- Multiple rooms for offices or meeting rooms with main reception area and bathroom
- Back half has closed off for another business' storage needs.
- The back half is accessed from a pedestrian door on the east side.
- Back half has another bathroom.
- Front half rents for \$400/month (currently FOR RENT)
- Back storage area rent for \$200/month and is currently on a month to month lease.

Information herein deemed reliable, but not guaranteed.



112 W. 2nd Street • Wayne, NE 68787
(402) 375-2134 • (800) 457-2134

Amy S. Schweers

Real Estate Broker

(402) 833-8038 Cell

(402) 375-2134 Office

amy@propertyexchangepartners.com



DOWNTOWN INVESTMENT!

UPPER LEVEL

THREE APARTMENTS: (2) 1-Bedroom Apartments to the front of the building, and (1) 3-Bedroom Apartment

- Front East Apartment rents for \$300/month and is on a 6 month lease that began on 4/3/10.
- Front West Apartment rents for \$325/month and will be on a 6 month lease that is to begin on 05/1/11.
- Back Apartment rents for \$800/month and is currently on a 6 month lease.

ADDITIONAL INFORMATION

- Owner is responsible for all utilities (gas, electric, water, sewer, trash, and snow removal).
- One parking space under the pole shed is currently rented to an individual not residing in the building.
- Excellent location in the downtown district of Wayne. ½ block to Wayne City Hall, Wayne City Auditorium, 3 blocks to the Wayne Public Schools, and ½ block to Main Street.

Information herein deemed reliable, but not guaranteed.



112 W. 2nd Street • Wayne, NE 68787
(402) 375-2134 • (800) 457-2134

Amy S. Schweers

Real Estate Broker

(402) 833-8038 Cell

(402) 375-2134 Office

amy@propertyexchangepartners.com

