

## INVESTMENT OPPORTUNITY!



**BUILT:** Estimated 1920  
**LOT SIZE:** 120' x 100'  
**2008 TAXES:** \$1,754.95  
**HEAT:** Gas Forced Air  
**AIR CONDITIONING:** Central  
**ROOF:** Asphalt Shingles  
**SIDING:** Wood and Stucco  
**WATER:** City Water  
**BASEMENT:** Unfinished

**211 E. 10<sup>th</sup> Street, Wayne**  
**\$109,000**

**APARTMENT 1:** (front half of the building)

***MAIN FLOOR***

**KITCHEN:** painted wood cabinets, wood floor, stove and refrigerator included (represented in "AS-IS" condition)

**DINING ROOM:** wood floor, collonades with china hutch

**LIVING ROOM:** wood floor, fireplace

**BATHROOM:** tub, stool, wall-hung sink

***UPPER LEVEL***

**4 BEDROOMS:** hardwood floors, each with a closet

**BATHROOM:** shower, stool, and sink

**HALL:** stairs to attic space

*Currently rents for \$1,000/ month, leased through November 5, 2009 with a month to month after*

**APARTMENT 2:** (main floor back half)

**KITCHEN:** stove and refrigerator included (represented in "AS-IS" condition)

**LIVING ROOM:**

**3 BEDROOMS**

**BATHROOM**

*Currently rents for \$400 with a month to month lease*

*Information herein deemed reliable, but not guaranteed.*



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**APARTMENT 3:** (second floor back half)

**KITCHEN:** stove and refrigerator included (represented in "AS-IS" condition)

**BATHROOM:** tub/shower, stool, sink

**LIVING ROOM**

**BEDROOM**

*Currently rents for \$350/month, leased through February 30, 2010 with a month to month after*

### **ADDITIONAL INFORMATION**

- Owner pays gas, water, electricity, lawn care and trash removal.
- Excellent location across from Wayne State College.
- Off street parking provided for all tenants.
- Walk-up attic is accessed from the front apartment.
- Enclosed front porch

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