

FOR SALE!

Listing Price: \$ 79,900

Address: 217 W Main Street, Wayland, IA 52654



MLS#: 20167743

Parcel#s: 280010923301000 & 280010923300900

Terms: Cash/New Loan

Possession: Upon Closing

Legal Description: ORIG W 22 1/2' LOT 27

ORIG E 22' W 44 1/2' LOT 27

Lot Size: 22' x 132' + 23' x 132'

School District: WACO

Year Built: 1920/50/60

Exterior: Brick & Metal

Roof: Metal in Over Front & Garage

20yr Rubber Membrane Over Shop Area

AGF Sq Ft: 9,128

Net Taxes: \$ 1122

*Great Opportunity
for Main Street
Business w/Rental
Income!*

	<u>Rent</u>	<u>BR</u>	<u>Bath</u>	<u>Other</u>
Commercial East	\$0		3/4	Includes Kitchenette, Owner Occupied
Commercial West	\$325			RENTED
Apt 1	\$375	1	3/4	RENTED
Apt 2	\$425	1	3/4	RENTED
Apt 3	\$350	1	3/4	RENTED
Apt 4	\$0	Unfinished		

Garage: Attached, 3-Car, 22' x 50'

New Since 2003: Electrical & Plumbing Throughout, Furnace & Central Air (2 units), Roofing

Other: Tenants pay electricity, water/sewer/garbage.

Heating: Gas Forced Air Main Floor in Commercial Spaces (2 Units), Electric Baseboard in Upstairs Apartments

Air Conditioning: Central Air Main Floor in Commercial Spaces (2 Units), Window Units in Upstairs Apartments (2)

Water Heaters: Electric (4)

Water Supply: City

Sewer/Septic: Sewer

Cable /Antenna: Cable



208 W. Main St., Wayland, IA 52654

**Call Toll Free!
1-877-956-4505**

Jo Trabert

REALTOR®, Broker,
C-CREC, CRB, GRI, SFR



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