

# 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	\$350	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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