FOR SALE!

Listing Price: $ 69,900

Address: 217 W Main Street, Wayland, IA 52654

MLS#: **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

Great Opportunity for Main Street Business w/Rental Income!

Lot Size: 22' x 132' + 23' x 132' **School District:** WACO

Year Built: 1920/50/60

Exterior: Brick & Metal **Roof:** Metal Over Front & Garage
20yr Rubber Membrane Over Shop Area

AGF Sq Ft: 9,128

Net Taxes: $ 1188

	Rent	BR	Bath	Other
Commercial East	$0		3/4	Includes Kitchenette, Owner Occupied
Commercial West	$325			RENTED
Apt 1	$400	1	3/4	RENTED M-M
Apt 2	$425	1	3/4	RENTED M-M
Apt 3	$400	1	3/4	Lease Ended 4-19-20
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

BENCHMARK Real Estate

208 W. Main St., Wayland, IA 52654

Call Toll Free!
1-877-956-4505

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

REALTOR®

Visit Our Website ..... www.benchmark-realestate.com

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EQUAL HOUSING OPPORTUNITY