

FOR SALE!



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

Listing Price: \$ 165,000

Address: 216 W Main Street, Wayland, IA 52654

MLS#: 5418587 & 5428612 **Parcel#:** 280010923000800

Terms: Cash/New Loan **Possession:** Upon Closing

Legal Description: ORIG W 39.5' and E 20.5' lot 12

Lot Size: 60' x 132'

Year Built: 1900/20

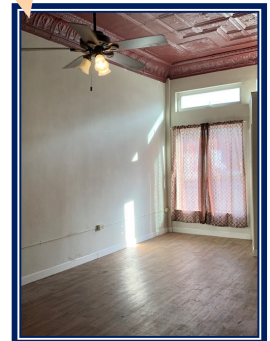
Exterior: Brick & Metal

Foundation: Stone / Brick

Roof: Pitched Metal

AGF Sq Ft: 6,532

Net Taxes: \$ 2,086



	<u>Rent</u>	<u>BR</u>	<u>Bath</u>	<u>Other</u>
Retail / Office - Main	\$0		3/4	Includes Kitchen, Private Office Space Could be Divided for Multiple Uses
Apt 1	\$495	1	Full	RENTED Month-to-Month
Apt 2	\$530	2	3/4	RENTED Thru Feb 28, 2022
Apt 3	\$530	2	3/4	RENTED Month-to-Month

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

Landlord Elec - Ranges \$20 - \$80 and includes upstairs common area and east side main floor & basement.

Annual Insurance Cost approx \$1533.

New Since 2008-2012: Upstairs Apartments - Completely gutted & remodeled including Plumbing/Heating/Elec. Lead abatement.

East side of Main Floor - Remodel & Upgrades including Plumbing/Heating/Elec

Heating: Upstairs Apts & East Main Floor - High Efficiency Electric Furnaces. Main floor west front office, electric baseboard.

Air Conditioning: Central Air - Upstairs Apts & East Main Floor (Except west front office).

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 R. Trabert

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



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