

Investment Opportunity!!



Property Address: **311 Pearl St.**

PRICE: \$117,000

Legal Description: W 100' of Lot 4, Block 9, and W 100' of Lot 1 & W 100' of N 6' of Lot 2 BLK 5 Original Wayne, Crawford & Brown's Addition to the city of Wayne, Wayne County, Nebraska

Schools: Wayne Public Schools, St. Mary's Elementary

Annual Tax: 1,884.24

Possession date: Negotiable

Year Built: Unknown

Zoning: B-2

Property Description: Investment opportunity with this 6 unit apartment building. The building has a newer roof approx. 6-7 years old, exterior has been recently repainted including soffits. Newer hot water heat and boiler 5 yrs ago.

Total rents per month are \$2,230 Building is fully rented.

Call Wendy to schedule your showing soon.

We Cooperate!

Features

Lot Size: 5,600 sq. ft

Roof: Composition shingles, Newer rubber roof on garage.

Siding: Wood

Heating: Newer Hot Water heat, boiler 5 yrs old.

Cooling: No central air

Water Softener: Owned

Water Heaters: 2 new in 2011

Utility: Fuses and breakers

Building comes with 6 ranges and 6 refrigerators

Main Floor: 3 units

Rents for \$825(\$450+\$275+\$100)

1 Efficiency Unit, 1 office, 1 (1 bed.) Unit

Upper Level: 2 units

Rents for \$775(\$375 + \$400)

2 (2 bed.) units

Basement: 2 units w/ egress windows in bedrooms

Rents for \$600 (\$300 ea.) w/shared bath

Garage Rents for \$30/ month

The information contained within this data sheet, although believed to be accurate, is not warranted.



206 Main St. Wayne

Visit us at: www.midwestlandco.com

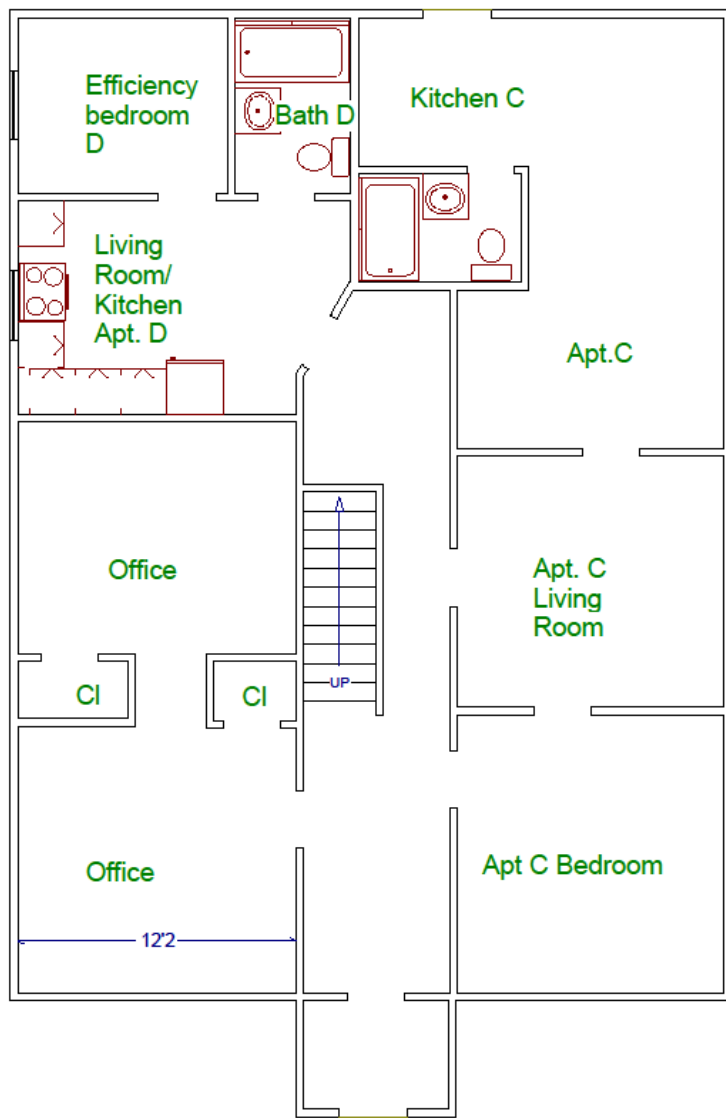
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Wendy Vawser
Residential Sales



Main floor

Upper floor

