

Imagine the possibilities! Unique building for sale near WSC campus.

Opportunity
Knocking!



Commercial Property Address: 203 E. 10th St., Wayne, NE.

PRICE: \$ 78,500

Legal Description: W 30' of Lots 8-9-10-11 Blk 2 Spahr's Addition, Wayne, Wayne County, Nebraska

Property Taxes: \$1,429.06

Possession date: Negotiable

Year Built: unknown

Price includes: Building only, (Equipment not included).

Property Features

Lot Size: 3,000 sq. ft

AC/Furnace: Back area 2010/ Front area (Fan motor & capacitor 2009)

Water Softener: Owned

Utility: 200 amp. Ea. (Front and Back area)

Roof: Asphalt shingles (2008)

Siding: Metal (2009)

Zoning: B-3 (Neighborhood Commercial District)

Architectural Features

- Beautiful tin ceilings
- Impressive crown molding
- Large display windows

Interior Features

Front showroom 984 sq. ft.
Additional finished area 949 sq. ft.

Total Sq. Ft: Approx. 1,933 sq. ft.

Walls: Front area painted 2010

Flooring: Carpet tile new in 2010
Vinyl Tile-Original

Additional Features

Restroom 1 6' 0" x 9' 2"
Restroom 2 6' 3" x 3' 4"
Kitchen area 7' 9" x 7' 6"

Basement:

Unfinished

Property overview: This is a unique retail building mere feet away from a very busy college campus! The current owners have made numerous updates to the interior and exterior of the building. City requires repairs to the building front. A contractor bid is available. **Note: Seller's will not make the repairs and is selling "as is".**

Market competition: Do you have a business that caters to college students? Wayne State College has a student enrollment of over 3,500 students. This building sits on a corner lot with ample parking along the west side of the property. The B-3 zoning allows numerous retail opportunities. Presently this property is the only developed retail space for sale adjacent to the college.

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



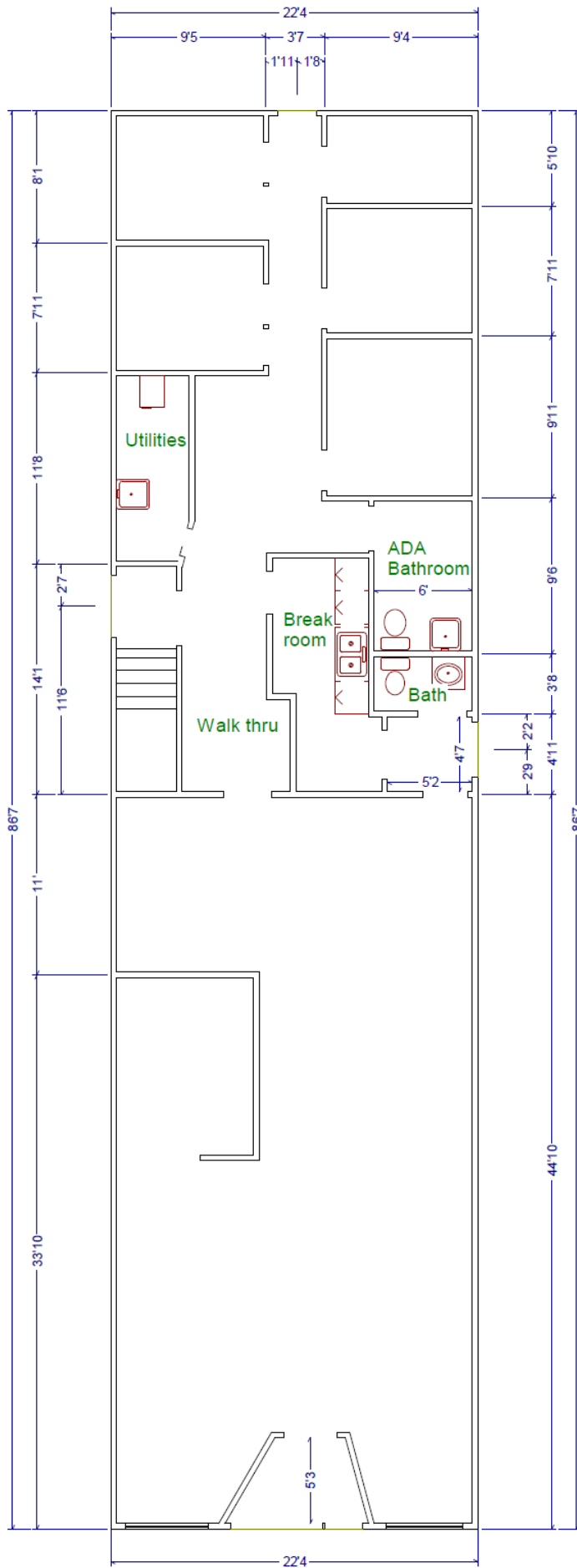
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LIVING AREA
1933 sq ft