

515-521 WAYSIDE LN. WAYNE

PRICED AT

\$330,000



16,080 sf lot



Terrace parking along the North



Natural Gas Water Heaters



Forced Air Furnaces / Central Air

BUILT: 1967

2024 RE TAXES: \$3,267.32

SIZE: 3,072 square feet

4-Plex with instant income potential with existing tenants. The current income is below the market rent and has room for additional income potential. SPECIAL NOTE: Listing agent is related to the seller.



AMY SCHWEERS

Broker/REALTOR®

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ADDITIONAL INFORMATION

- Tenants are responsibility for all their own utilities. All utilities are metered separately to each unit. Owner is responsible for lawn care, snow removal in front of each unit and trash removal.
- Sewer has backed up into the south basement apartment, the owner has found that cleaning out the sewer line every couple of years will eliminate this problem. Have had minor water seepage in the north unit basement with rain. Must ensure the gutter is on. Exterior recently painted in 2023.



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515 Wayside Ln *South Unit*

\$600/month (month to month lease)

MAIN FLOOR - 768 sf

LIVING ROOM: LVP flooring

EAT IN KITCHEN: LVP flooring, stove and refrigerator, pantry closet, updated kitchen cabinets with laminate countertop, eating bar

BATHROOM: tub, toilet, vanity with sink, linen closet in hallway

2 BEDROOMS

BASEMENT - 768 sf

LAUNDRY: washer/dryer hookups, storage under the steps

BATHROOM

NON CONFORMING BEDROOM: closet

FUTURE FAMILY ROOM: unfinished

517 Wayside Ln *South Middle Unit*

\$620/month (month to month lease)

MAIN FLOOR - 768 sf

LIVING ROOM: LVP flooring

EAT IN KITCHEN: stove and refrigerator, pantry closet, LVP flooring

BATHROOM: LVP flooring, tub, toilet, vanity with sink, linen closet in hallway

2 BEDROOMS

BASEMENT - 768 sf

LAUNDRY: washer/dryer hookups, storage under the steps

BATHROOM

BEDROOM: egress window, closet

FUTURE FAMILY ROOM: unfinished



519 Wayside Ln *North Middle Unit*

Projected rent \$800/month

MAIN FLOOR - 768 sf

LIVING ROOM: carpet

EAT IN KITCHEN: stove and refrigerator, pantry closet

BATHROOM: tub, toilet, vanity with sink, linen closet in hallway

2 BEDROOMS

BASEMENT - 768 sf

LAUNDRY: washer/dryer hookups, storage under the steps

BATHROOM

BEDROOM : egress window, closet

FUTURE FAMILY ROOM: unfinished



521 Wayside Ln *North Unit*

Projected rent \$700/month

MAIN FLOOR - 768 sf

LIVING ROOM

EAT IN KITCHEN: stove and refrigerator, pantry closet

BATHROOM: tub, toilet, vanity with sink, linen closet in hallway

2 BEDROOMS

BASEMENT - 768 sf

LAUNDRY: washer/dryer hookups, storage under the steps

BATHROOM

NON CONFORMING BEDROOM: closet

FUTURE FAMILY ROOM: unfinished

