

GREAT INVESTMENT!



105 W. 4th Street, Wayne
\$90,000

BUILT: 1915
LOT: 50' x 100'
2017 TAXES: \$1,392.70
HEATING: Gas Forced Air

- Upstairs unit new in 2016
- Main floor/basement unit new in 2017

COOLING: Central air

- Upstairs unit new in 2017
- Main floor/basement unit new in 2011

ROOF: Composition Shingles
SIDING: Wood Siding, painted in Fall of 2017

MAIN FLOOR APARTMENT

1,058 square feet

ENTRYWAY: 5'6" x 6'7", door to main floor apartment, storage closet, stairway to second floor apartment
FOYER: coat closet, wood flooring
DINING AREA: 10'11" x 15.5', wood flooring
LIVING ROOM: 12' x 12'3", ceiling fan, wood flooring
KITCHEN: 11'7" x 15'3", tiled ceiling with ceiling fan, wood cabinets, washer and dryer, dishwasher, stove, refrigerator, patio door to deck
BATHROOM: 4.5' x 7'10", tub/shower with tile surround, stool, vanity with sink
BEDROOM: 10'9" x 12.5' plus double closets, carpet, ceiling fan
FRONT SITTING ROOM/OFFICE: 6'8" x 13'3", carpet, built-in desk/shelving
BACK FOYER: 4'3" x 13', access to back stairway
Rent is currently set to \$475/month, landlord pays all utilities

SECOND FLOOR APARTMENT

858 square feet

LIVING ROOM: 13'4" x 12'9", wood flooring, ceiling fan, coat closet
KITCHEN: 8.5' x 10', wood flooring, wood cabinets, stove, refrigerator
BATHROOM: 6'9" x 7.5', tub/shower, vanity with sink, stool
BEDROOM: 12' x 14' plus 5' x 7.5', walk-in closet, wood flooring
Rent is currently set to \$300/month, tenant pays gas and electric

BASEMENT APARTMENT

1,020 square feet

LIVING ROOM: 7.5' x 24' plus 5'8" x 5.5', carpet, paneling, "as-is" washing machine
KITCHEN: 9'3" x 10.5', tile flooring, stove, refrigerator
BATHROOM: 4' x 7'2", tub/shower, vanity with sink, stool, vinyl flooring
OFFICE: 8'9" x 14.5' plus 1.5' x 9'7", carpet, double closet
Rent is currently set to \$390/month, landlord pays all utilities

ADDITIONAL INFORMATION

- Located within walking distance of downtown Wayne and WSC campus.
- Storage shed
- Gas averages:
 - Main floor/basement: \$70/month
- Electric, water, sewer average:
 - Main floor/basement: \$200
 - Upstairs: \$60

Information herein deemed reliable, but not guaranteed.

FOR ADDITIONAL INFORMATION CONTACT:

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