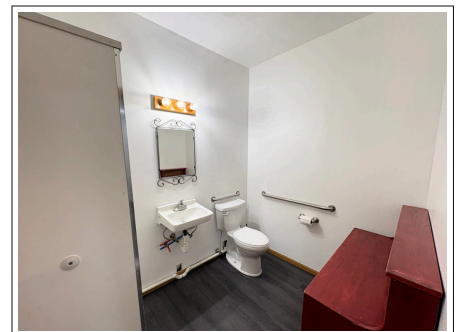


117 W 3RD ST, WAYNE, NE

PRICED AT  
**\$250,000**



**PROPERTY  
EXCHANGE  
PARTNERS**



**SIZE:** 4,475 total sq ft

**BUILT:** 1948

**2024 RE TAXES:** \$ 1,969.46

**LOT SIZE:** 9,000 sq ft

**ZONING:** B-2, Central Business District

Bring your business vision to life! This downtown commercial building is set up for two separate businesses and offers both office and restaurant space. Whether you're an entrepreneur ready to start something new or an investor looking for opportunity, this property is full of potential!



**AMY SCHWEERS**

Broker/REALTOR®

amypropex@gmail.com

402-833-8038 cell/402-375-2134 office



WWW.PROPERTYEXCHANGEPARTNERS.COM



