

306 MAIN ST, WAYNE, NE

PRICED AT

**\$175,000**



**BUILT:** 1916

**2025 RE TAXES:** \$1,407.72

**LOT SIZE:** 3,750 sq ft

**BUILDING SIZE:** 2,750 sq ft  
(75% retail/25% warehouse)

**ZONING:** B-2  
(Central Business District)

Discover a rare opportunity in the heart of downtown Wayne, Nebraska. This historic 1916 commercial building offers outstanding visibility, classic character, and endless potential for retail, office, or mixed-use space. Situated with strong foot traffic and excellent street presence on Hwy 15. This property is full of opportunity.



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**MAIN LEVEL** 2,750 sq ft

**RETAIL SPACE** front 2,000 sq ft

- **FRONT ROOM:** wood floors, drop ceiling with recessed troffer lighting, double display windows
- **BATHROOM 1:** LVP flooring, corner sink, toilet
- **BATHROOM 2:** LVP flooring, corner sink, toilet
- **OFFICE:** carpet

**WAREHOUSE** back 750 sq ft

- Carpet, recessed lighting, door to back parking area, small office/storage room
- Lennox high-efficiency forced-air gas furnace with central air conditioning for the east side of the building, 150-amp breaker panel

**BASEMENT** 2,000 sq ft

- **UNFINISHED:** concrete floor, gas forced air furnace, gas water heater

**ADDITIONAL INFORMATION**

- **ROOF:** recently replaced
- **EXTERIOR:** brick facade with double display windows on front
- Parking off the back alley
- Building is being sold in AS IS condition with no implied warranties or guarantees.
- Due to the age of this building, there may be a possibility of lead-based paint or asbestos.

*INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED*