707 & 821 E 7TH ST, WAYNE, NE

PRICED AT

$1,500,000

PROPERTY EXCHANGE PARTNERS









Excellent opportunity to acquire 2.55 acres that encompasses a combination of both existing and commercial development potential along Hwy 35 in Wayne, Nebraska. Three parcels combined. Existing commercial building has a long term lease tenants that will provide instant income. Combination of three parcels of land of mixed uses, all zoned B-1, bounded by Hwy 35 on the north, Valley Drive on the East, and 6th to the south with estimated lot width of 463' highway frontage by 243' deep. Parcels are being sold as a package and will not be separated.



AMY SCHWEERS

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PARCEL #0005025.00

ADDRESS: 707 E 7th St, Wayne, NE
LOT SIZE: 153' x 130' (19,890 sf)
2026 RE TAXES: $2,053.60
LEGAL DESCRIPTION: Lot 4, Block 1, Cecil Wriedt's Second Addition to Wayne, Wayne County, Nebraska

- House is not currently not habitable.

PARCEL #0005024.00

ADDRESS: 821 E 7th St, Wayne, NE
LOT SIZE: 1.34 acres
2026 RE TAXES: $9,356.16
LEGAL DESCRIPTION: See Exhibit A

- O'Reilly's Auto Parts occupy the East Half with a triple net lease, rented for $2,850/month. Lease is long term.
- Wayne wrestling club rents a portion of the West ½ (open room/2 bathrooms/office/2 dressing rooms/egress from front or back)for $500/month which expires August 2030.
- Wayne Baseball Association currently rents a potion of the West ½ for $200/month through April 30, 2026. (open room/2 bathrooms/office/2 dressing rooms/egress from front or back)
- Garage storage: currently occupied by the owner
- Parking lot food truck: separate electric meter paid by the tenant/$175/month when occupied
- This property may not be used for a retail farm and ranch merchandise business, including but not limited to a business selling products such as animal feed, hydraulics, field fencing, livestock equipment, field sprayers, and horse tack. The use restriction shall be in effect through October 31, 2031.

PARCEL #0002893.06

ADDRESS: Not Provided
LOT SIZE: 32,825 sf
2026 RE TAXES: $865.96
LEGAL DESCRIPTION: Lot 2, Block 1, Ace Subdivision to Wayne, Wayne County, Nebraska

- Land only. Mobile homes are owned by separate individuals. 5 of the 6 available mobile home spots are currently rented for $200/month. All utilities are metered separately. All tenants are responsible for all utilities including trash, lawn care, and snow removal.
- Nebraska Landlord and Tenant Act requires 90 day notices for any mobile home lease alterations or lease terminations.

ADDITIONAL INFORMATION

- Three adjoining parcels are included and will not be separated.
- Existing buildings are being sold in AS IS condition with no implied warranties or guarantees.
- Due to the age of the structures, there may be a possibility of lead-based paint or asbestos.

INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED