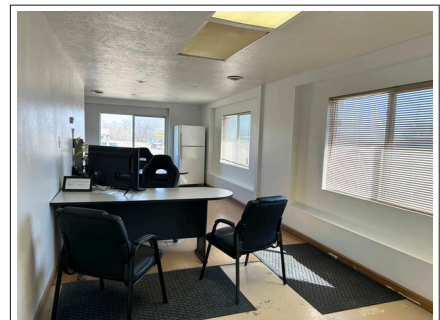


1320 W 7<sup>th</sup> St, WAYNE

PRICED AT  
**\$600,000**



**PROPERTY  
EXCHANGE  
PARTNERS**



Position your business for success with this exceptional commercial property located along busy Highway 35 in Wayne, Nebraska. Offering approximately 497 feet of highway frontage on 1.49 acres, this property delivers outstanding visibility, accessibility, and long-term potential. Previously utilized as a service garage, the property is well-suited for redevelopment or conversion to meet a wide range of business needs—whether retail, automotive, warehouse, contractor space, or other commercial ventures. With its strategic location, strong exposure, and adaptable layout, this is a rare opportunity to secure a highly visible commercial site in a growing market.



**AMY SCHWEERS**

Broker/REALTOR®

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



WWW.PROPERTYEXCHANGEPARTNERS.COM





## PROPERTY INFORMATION

**LEGAL DESCRIPTION:** Lot 3 & 4, Western Ridge Third Addition to Wayne, Wayne County, Nebraska

**LOT SIZE:** 1.49 acres

**2025 RE TAXES:** \$3,818.66

**ZONING:** B-1

**BUILT:** 1966

**BUILDING SQUARE FOOTAGE:** 5,280 sf (40' x 80' shop)

## PROPERTY HIGHLIGHTS

- High-traffic location along Hwy 35
- Private highway access for seamless entry/exit
- Expansive 1.49-acre site with excellent frontage
- Flexible-use potential for a variety of commercial applications



*INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED*