

319 S MAIN ST, WAYNE, NE

PRICED AT  
**\$80,000**



**PROPERTY  
EXCHANGE  
PARTNERS**



3 Bedrooms



1 Bathroom



5,175 sq ft lot  
(57.5' x 90')



No Garage

**BUILT:** 1910

**2025 RE TAXES:** \$ 746.10

**SIZE:** 812 finished sf above grade  
117 finished sf below grade

This affordable three bedroom, one bathroom home offers great investment potential! Features include a functional layout, bright kitchen, spacious living room, and main floor laundry.



**AMY SCHWEERS**

Broker/REALTOR®

amy@propertyexchangepartners.com  
402-833-8038 cell/402-375-2134 office



WWW.PROPERTYEXCHANGEPARTNERS.COM



## **MAIN LEVEL** 812 sq ft

**ENCLOSED PORCH:** paneled walls, coat hooks, basement access

**LIVING ROOM:** LVP flooring, ceiling fan

**WEST BEDROOM:** wood flooring, closet

**EAST BEDROOM:** wood flooring, closet, ceiling fan, attic access

**BATHROOM:** walk-in shower, single vanity with sink with mirror, storage cabinet above the toilet, linen closet

**KITCHEN:** vinyl flooring, painted wood cabinets, double-basin sink, electric stove with hood, refrigerator

**LAUNDRY/MUDROOM:** washer and dryer hookups, upper cabinet storage, attached shelf, backyard access



## **BASEMENT** 117 finished sq ft / 383 unfinished sq ft

**BONUS AREA:** unfinished, concrete floor

**BEDROOM:** egress window, attached rod and shelf, concrete floor

**UTILITY ROOM:** unfinished, concrete floor, gas furnace, water heater (2025), two breaker boxes, cellar door

## **ADDITIONAL INFORMATION**

- Central air conditioning
- Reinforced concrete block walls in the basement completed by Thrasher and includes a transferrable warranty
- Steel roof replaced in 2023
- The east fence in the backyard does not outline the property line
- Property is being sold in AS-IS condition with no implied warranties or guarantees
- Due to the age of this home, there may be a possibility of lead-based paint and/or asbestos

*INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED*