

DON MILLER LAND CO., INC.

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LEGAL DESCRIPTION: Lot 1 & 3, Administrative Plat of Casey's Replat of Spangler's Subdivision to the City of Wayne, Wayne County, NE

ADDRESS: 900 E 7th St, Wayne, NE 68787

ASKING PRICE: \$1,400,000.00

DESCRIPTION: Don't miss your chance to invest in an established currently operating motel with 23 guest rooms plus 6 on-site apartments, located on a 2.79+/- acre lot in Wayne, Nebraska. This property is strategically located off Highway 35 ensuring high visibility and easy access. Building has ample parking and well maintained rooms. Large lot offers endless possibilities. An attractive investment with proven rental demand. This is an excellent opportunity to expand an existing portfolio, or to start a new venture.

<u>Square Footage:</u> 13,837 sq. ft. (Total Main)	<u>Lot Size:</u> 2.79 +/- acres
<u>2 Bedroom Apartments:</u> 6	<u>Guest Rooms:</u> 23
<u>Basement:</u> 1,680 Sq. Ft.	<u>Laundry:</u>
<u>2025 Taxes:</u> \$ 5,510.84	<u>Style:</u> Motel

All information presented on this property is from sources deemed reliable; however, it is not warranted. Interested parties should verify all information to their satisfaction.



Please contact Chris, Randy, or Austin for more information or to schedule a showing. You can also visit www.donmillerland.com for all of our listings.