

# WAYNEHANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531  
112 W Washington St. Exira, IA 50076

Wayne Hansen: (712) 249-1785  
Kathi Kilworth: (712) 249-5233  
Abby Rasmussen: (712) 249-1311  
Office: (712) 764-7653  
Fax: (712) 764-7654

121 W Washington St. Exira, IA 50076

List Price- **Reduced to \$49,900**

Taxes- **\$92 (with credits)**

Year Built- **1915**

Square Feet- **880**

Lot Size- **22' x 94' (.05 acres)**

School District- **Exira-EHK**

County- **Audubon**

Exterior- **Brick**

Roof- **Rubber**

Bedrooms- **2 non-conforming**

Baths- **1 Full with stackable  
washer/dryer**

Furnace- **Forced Air**

AC- **3 AC units**



Basement- **Crawlspace**

Avg. Utilities- **\$115/mo, gas/electric  
(MidAmerican)**

Water & Sewer- **City**

Out Buildings- **None**

Appliances- **Cooktop, stainless steel  
refrigerator**

This historic building on the main thoroughfare through Exira might be just what you need. It has been extensively remodeled over the years - first about ten years ago when it was completely gutted and finished into an open concept with a half bath - then in 2017 it was converted into a 1+ bedroom, handicap accessible apartment in the back and office/business space in the front. There's also been a concrete driveway poured in the back and a privacy fence put up to the west. Building comes with the appliances and three window AC units. Perfect opportunity to open your own business or lease out a space that already has living quarters. Call Abby at 712-249-1311 for more details.

*Information is believed accurate, but not guaranteed by real estate company.*