

# WAYNEHANSEN

REAL ESTATE

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

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4135 Union St. Elk Horn, IA 51531

List Price- **\$85,000**

Taxes- **\$1,222**

Year Built- **1950**

Square Feet- **2,400**

Lot Size- **.23 acres**

School District- **Exira-EHK**

County- **Shelby**

Exterior- **Block**

Roof- **New October 2022**

Garage- **12' x 10' door**

Bedrooms- -

Baths- **1/2**

Furnace- -

AC- -



Basement- -

Avg. Utilities- -

Water- **City**

Sewer- **City**

Out Buildings- -

Appliances- -

Here's a great opportunity to start your own business or have 2,400 square feet to store anything you have. The 12' x 10' garage door will accommodate vehicles, campers, etc. A new roof was installed in October or 2022 and 220 amp electric and 110 watt/20 amp is available. This location is ideal with a flat lot and plenty of parking space. Come take a look today! Contact Kathi at 712-249-5233.

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