

# WAYNEHANSEN

REAL ESTATE

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**616 Locust St. Atlantic, IA 50022**

**List Price: \$100,000**

**Taxes: \$900 (net)**

**Year Built: 1928**

**Square Feet: 1,840**

**Lot Size: 50' x 140' (.16 acres)**

**School District: Atlantic**

**County: Cass**

**Exterior: Brick**

**Roof: Rubber**

**Garage: None**

**Bedrooms: 1**

**Baths: 2**

**Furnace: Forced Air, Zone Heating**

**AC: Central Air**



**Basement: Full**

**Avg. Utilities: \$232, electric, water, sewer**

**Water & Sewer: City**

**Out Buildings: None**

**Appliances: Negotiable**

This 1920 stately brick home was originally a church - in fact, it still has some of the beautiful stained glass windows! Then it became home to a daycare center. Most recently, it began taking shape to become a multi-unit home with plenty of charm and unique characteristics. The owner has finished off nearly the entire basement to make it into a large, one bedroom apartment with laundry. The upstairs has started to become two separate units with two framed bedrooms, rough-in plumbing and a 200 AMP box installed. The drop ceiling was removed, another staircase was built and some insulation was added. The two-zone HVAC system was replaced and a new AC unit and ductwork were put in. The rubber roof is older and will need to be repaired or replaced. Seller has two other investment properties he's willing to sell in a package deal (806 Maple and 405 Pine, if interested). Home is sold in as-is condition. Please call Abby for further information at 712-249-1311.

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