

# WAYNEHANSEN

REAL ESTATE

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Address: 207 E Main St./207 1/2  
Exira, IA 50076

List Price: \$45,000

Taxes: \$928

Year Built: 1953

Square Feet: 896

Lot Size: 72' x 72'

School District: Exira-EHK

Exterior: Wood Siding

Roof: Asphalt

Garage: None

Bedrooms: 2 down

Baths: 1/2 up, 3/4 down

Basement: Finished, 2 BR Apt.

Furnace: Forced Air

AC: Central Air up, Window down



Avg. Utilities: \$48 electric-207 1/2,  
\$134 gas and electric-207

Water & Sewer: City

Appliances: Apartment: Stove,  
refrigerator, washer, dryer.

Upstairs: Washer, dryer, mini  
fridge, microwave, salon  
equipment

Property Information: Here's a great investment property to take a look at! Upstairs has been a salon/massage business and the basement area has a separate 2 bedroom apartment with great monthly income. The salon portion comes with all equipment, including 2 vanities with hydraulic chairs, shampoo chair/sink, pedicure chair, 2 hooded dryers and more! Upstairs could also be converted to a second apartment. Property is located 1 block off of the business district on the way to the school and offers off-street parking. Call Abby at 712-249-1311 for more details!

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