



**Farmers
National
Company**

**1102 Broadway
Emmetsburg IA, 50536
(712)852-2002**

**FOR SALE or LEASE
1013 Broadway
Emmetsburg, IA
\$45,900**



Zoned C-1 (Commercial)	Square Footage 2066 sf	Frontage 22 ft	Description Storefront on Broadway in Emmetsburg. Directly across from Robert Emmet statue. Loads of potential. Do you have a dream to have your own shop, restaurant, or studio? Here is your opportunity, right in the heart of downtown.
Bathrooms 1	Parking In Rear	Length 98 ft	
New Steel Roof	Updated Commercial Kitchen Area	Heat FHA/Gas	
Full Basement	Handicap Accessible	Central Air Conditioning	
Taxes \$1002.00/yr	Average Gas \$77.38	Average Electric \$126.00	

**Farmers National Company
Mike Wentzel, Broker
Jack Nolan, Sales Associate
1102 Broadway
Kermore Building
Emmetsburg, Iowa 50536**

All information is believed to be accurate, but is not guaranteed by the listed agent or broker.