



**Farmers
National
Company**

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

COMMERCIAL BUILDING FOR SALE
2117 Main Street, Emmetsburg, IA 50536
\$42,900



<u>Uses</u> Commercial/Office/Retail	<u>Square Footage</u> 4,986	<u>Parking</u> On street and off street in back	<p><u>Description</u></p> <p>This building is in a great location just off the main intersection of Highways 4 & 18, and can be used for any business opportunity. Large open interior space of over 4,000 square feet in the main room creates great flexibility. The building recently had a beautiful façade update as part of a downtown project. This building will be sold as the first floor and basement.</p>
<u>Bathrooms</u> Two Half-Baths	<u>Heat</u> Nat. Gas Forced Air	<u>Air Conditioning</u> Central	
<u>Year Built</u> 1880	<u>Lot Size</u> Irregular	<u>Exterior</u> Stucco	
<u>Taxes</u> TBD	<u>Average Gas</u> *TBD (was a shared amount)	<u>Average Electric</u> \$59	

www.emmetsburgforsale.com
Karen Brown, Sales Associate Cell: 515-520-0098
1102 Broadway Kermore Building
Emmetsburg, Iowa 50536

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