



**Farmers  
National  
Company**

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

**FOR SALE**

**60' x 72' Commercial Building with a Residence**  
**3639 450<sup>th</sup> Avenue**  
**Emmetsburg, IA 50536**  
**\$289,000**



<b>Building Size</b> 60' x 72'	<b>Square Footage</b> 4,280	<b>Lot Size</b> 2.02 acres	<b>Description</b>  Long time established restaurant business with a newer residence. Here is an opportunity to have your own business with a turnkey operation. Good income producer and a valued reputation and loyal repeat clientele.
<b>Heat</b> Natural Gas -FA	<b>Air Conditioning</b> Central	<b>Basement (Partial)</b> 2,496 Sq. Ft.	
<b>Bathroom</b> 3	<b>Roof</b> Steel (Newer)	<b>Kitchen Equipment</b> (See Owners List)	
<b>Restaurant Equipment</b> (See Owners List)	<b>Bar Equipment</b> (See Owners List)	<b>Year Built</b> 1950	
<b>Taxes</b> \$3,916.00 (Combined With House)	<b>Average Gas</b> \$478.15	<b>Average Electric</b> \$480.00 (Combined With House)	

[www.emmetsburgforsale.com](http://www.emmetsburgforsale.com)  
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1102 Broadway Kermore Building  
Emmetsburg, Iowa 50536

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