



**Farmers
National
Company**

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

FOR SALE
Commercial Building
3690 450th Avenue
Emmetsburg, IA 50536
\$225,000



Building Size 60' x 80'	Square Footage 4,800	Lot Size .68 acres	Description This commercial building is located off of Highways 4 & 18. This property would make a nice retail outlet or business opportunity. There are living quarters on the west side with kitchen, bathroom and bedroom. There are numerous uses for this property that has recently been insulated and has a new overhead door on the south side.
Building Type Steel Metal	Heat Electric/FA	Air Conditioning Central	
Year Built 2002	Mezzanine 900 square feet	Mezzanine 800 square feet (open storage)	
Average Electric \$138.00	Average Gas \$61.00	Taxes \$1,532.00	

www.emmetsburgforsale.com
Mike Wentzel, Broker Cell: 712-298-1239
1102 Broadway Kermore Building
Emmetsburg, Iowa 50536

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