



**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	<u>Description</u> 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.
<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](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.*