



**Farmers
National
Company**

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

FOR SALE
Commercial Property, Shop, Storage, Apartment
2407 & 2409 Broadway
Emmetsburg, IA 50536
\$159,900



APARTMENT:	2 Bedroom, 800 Sq. Ft., 20' x 40', fully finished, move in ready, all new wiring and plumbing, electric baseboard heat & mini split, and new roof Electricity: \$98.00 (average)
STORAGE SPACE:	800 Sq. Ft., 20' x 40', gravel floor, new wiring, new windows, new electrical breaker box
SHOP SPACE:	1200 Sq. Ft., 30' x 40' x 16', year built 1976, new roof, wiring and water line, new insulation (spray foam), new garage doors, and LED lighting Electricity: \$34.00 (average)
WATER & SEWER:	For the apartment, storage space and shop is \$51.84 (average) TAXES: \$736.00

Description

This commercial property is located on South Broadway Street (Highway 4) and has multiple uses. The building is decorated in the 1950's gas station period theme. The shop is utilized for many purposes. The storage space under the apartment has a one car garage and lots of storage or rental space. The apartment has 2 bedrooms, bathroom, laundry, kitchen with stainless appliances, living room with futon couches and much more.

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