



**Farmers
National
Company**

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

FOR SALE
2407 & 2409 Broadway
Apartment, Storage, Shop
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)	<p style="text-align: center;">Description</p> <p>This 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 apartment has 2 bedrooms, bathroom, laundry, kitchen with stainless appliances, living room with futon couches and much more. The storage space under the apartment has a one car garage and lots of storage or rental space. The shop is utilized for many purposes.</p>
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	

www.emmetsburgforsale.com
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Emmetsburg, Iowa 50536

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