



**Farmers  
National  
Company**

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

**FOR SALE  
PRONTO CAR WASH  
3202 MAIN  
Emmetsburg, IA 50536  
\$199,000**



<b>Year Built</b> 1992	<b>Building Size</b> 10' x 28' 30' x 59'	<b>Square Footage</b> 2,050	<b>Description</b>  <b>GREAT OPPORTUNITY to own your own business!</b>  <b>Long established car wash in county seat town of Emmetsburg, IA. Good income producer with room to grow!</b>
<b>Lot Size</b> 142' x 314' (1.02 acres)	<b>Paving</b> Concrete	<b>Vacuum Stations</b> (2)	
<b>Utilities</b> City Gas & Water	<b>Electricity</b> Mid American Energy	<b>Taxes</b> \$2,760.00	

**[www.emmetsburgforsale.com](http://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.*