



**Farmers  
National  
Company**

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

**FOR SALE**

**60' x 72' Commercial Building with a Residence  
3639 450<sup>th</sup> Avenue  
Emmetsburg, IA 50536  
\$289,000**



<b>Building Size 60' x 72'</b>	<b>Square Footage 4,280</b>	<b>Lot Size 2.02 acres</b>	<b>Description</b>  Long time established restaurant business with a newer residence. Here is an opportunity to have your own business with a turnkey operation. Good income producer and a valued reputation and loyal repeat clientele.
<b>Heat Natural Gas -FA</b>	<b>Air Conditioning Central</b>	<b>Basement (Partial) 2,496 Sq. Ft.</b>	
<b>Bathroom 3</b>	<b>Roof Steel (Newer)</b>	<b>Kitchen Equipment (See Owners List)</b>	
<b>Restaurant Equipment (See Owners List)</b>	<b>Bar Equipment (See Owners List)</b>	<b>Year Built 1950</b>	
<b>Taxes \$3,646.00 (Combined With House)</b>	<b>Average Gas \$478.15</b>	<b>Average Electric \$480.00 (Combined With House)</b>	

**[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.*