



**Farmers
National
Company**

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

FOR SALE

60' x 72' Commercial Building with a Residence
3639 450th Avenue
Emmetsburg, IA 50536
\$299,000



Building Size 60' x 72'	Square Footage 4,280	Lot Size 2.02 acres	Description 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.
Heat Natural Gas -FA	Air Conditioning Central	Basement (Partial) 2,496 Sq. Ft.	
Bathroom 3	Roof Steel (Newer)	Kitchen Equipment (See Owners List)	
Restaurant Equipment (See Owners List)	Bar Equipment (See Owners List)	Year Built 1950	
Taxes \$4,082.00 (Combined With House)	Average Gas \$478.15	Average Electric \$480.00 (Combined With House)	

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.