



**Farmers
National
Company**

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

**FOR SALE
Dublins
3639 450th Avenue
Restaurant, Lounge & House
Emmetsburg, IA 50536
\$299,000 (Includes House)**



| 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 cliental. |
|---|--|--|--|
| 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.