



**Farmers
National
Company**

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

BUILDING FOR SALE

**3826 460th Avenue, Emmetsburg, Iowa
\$570,000**



<u>Number of Stories</u>	<u>Square Footage</u>	<u>Zoning</u>	<u>Description</u> This property is located south of Emmetsburg on US Highway 4. It has been used as an office complex, warehouse building, and recycling center. There are multiple uses for this property located in Emmetsburg, the county seat of Palo Alto County.
1	48,230	Light Industrial	
<u>Construction:</u> Metal Exterior and Wood Frame	<u>Foundation</u> Concrete Slab	<u>Site Size</u> 4.84 acres	
<u>Year Built</u> 1973-2001	<u>Assessed Valuation</u> \$1,632,320	<u>Taxes</u> Exempt	
<u>Heating</u> Gas Forced Air	<u>Central Air</u> in Office Area	Suspended gas units in shop and warehouse area	
<u>Roof</u> Metal Gable	<u>Average Gas</u> \$972.52	<u>Average Electric</u> \$1,227	

www.emmetsburgforsale.com

**Mike Wentzel, Broker
Karen Brown, Sales Associate
1102 Broadway
Kermore Building
Emmetsburg, Iowa 50536**

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