



**Farmers  
National  
Company**

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

**FOR SALE  
PRONTO CAR WASH  
703 W Elm Avenue  
Pocahontas, IA 50574  
\$149,000**



<b>Year Built</b> 1991	<b>Building Size</b> 30' x 59'	<b>Square Footage</b> 1,770	<b>Description</b>
<b>Paving</b> Asphalt	<b>Lot Size</b> 0.43 acres	<b>Vacuum Station</b> (1)	<b>GREAT OPPORTUNITY to own your own business!</b>  Long established car wash in County seat town of Pocahontas, IA. Good income producer with room to grow!
<b>Average Monthly Gas</b> \$298.00	<b>Average Monthly Electric</b> \$210.00	<b>Average Monthly Water/\$355.00</b> <b>Sewer/\$405.00</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.*