



**Farmers
National
Company**

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

**FOR SALE (North Building Only)
906-908 Broadway Street
Emmetsburg, Iowa 50536
\$42,000**



Building Size 48 x 112	Square Footage 5,088	Air Conditioning Central	Description
Built in 1953	Lot Size 48 x 112	Heat Nat. gas forced air	This downtown commercial building has many retail uses. It is currently being used as a gift store and the business can be purchased as a going concern. An inventory of the business is going to be done to determine that price.
Taxes \$1,874	Average Gas \$51	Average Electric \$207	
Assessed Value \$82,170	Bose Sound System		

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.