



**Farmers  
National  
Company**

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

**FOR SALE  
CAR WASH & LAUNDROMAT  
214 2<sup>nd</sup> AVE. NE, WEST BEND, IA 50597  
\$189,000**



| Building Size<br>(2400 sq. ft.)<br>40' x 60'   | Lot Size<br>155' x 181' | Heat<br>City Gas    | Description   |
|--|-------------------------|---------------------|---|
| Air Conditioning<br>Central<br>Laundromat Side | #Wash Machines<br>10    | #Dryers<br>8        | Great Investment Opportunity!<br>Long established car wash and laundromat in a progressive community. Good income from the only car wash and laundromat in town. Many upgrades and improvements and turnkey operation. Call today for more information. Located right off Highway 15. |
| Storage Shed<br>12' x 28'<br>(New Roof)        | Vacuum<br>1             | Change Machine<br>1 |   |
| #Wash Bays<br>1 Manual<br>1 Automatic          | Year Built<br>1978      | Taxes<br>\$1,008    |   |

[www.emmetsburgforsale.com](http://www.emmetsburgforsale.com)  
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*All information is believed to be accurate, but is not guaranteed by the listed agent or broker.*