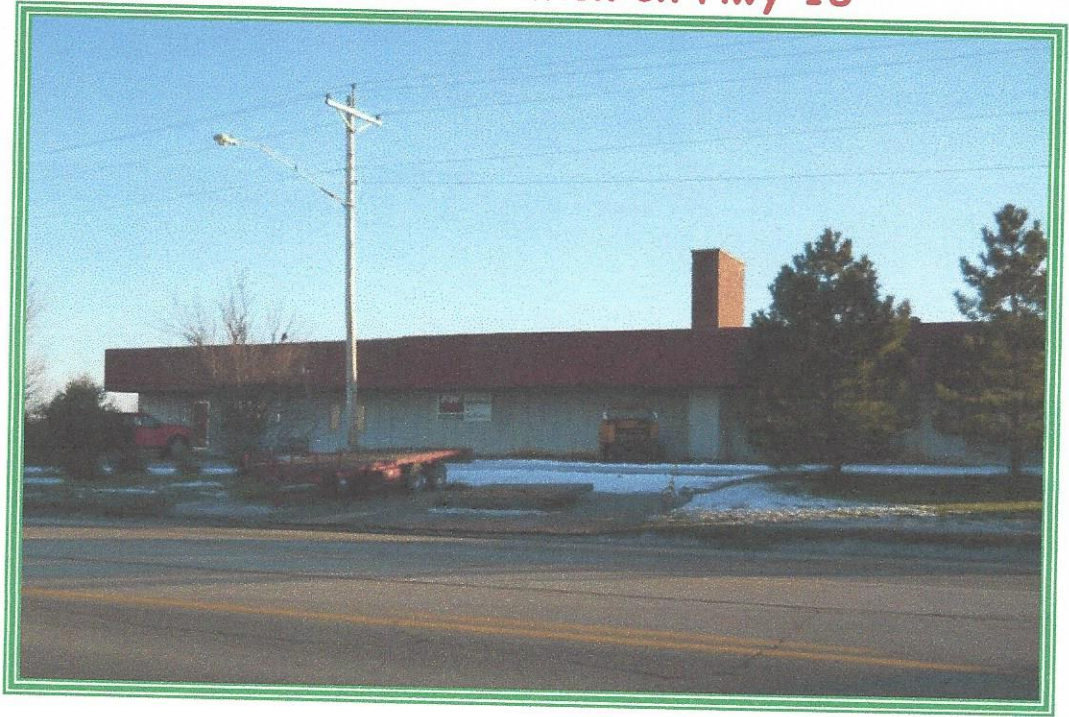


1004 Main Street, Emmetsburg, Iowa

Excellent Location on Hwy 18



Property Details:

YEAR BUILT	1950's	HEAT	G.F.A.	POSSESSION	T.B.D.
SQUARE FEET	18,332	AVG. GAS, WATER & SEWER	\$448.22	AIR COND.	C/A in Office
STYLE	1 Story	AVG. ELEC	\$301.00	BEDROOMS	N/A
BATHS	1	WATER	City	SEWER	City
STREET	Paved	GARAGE	N/A	TAXES	\$2,634.00
BASEMENT/ % FINISHED	N/A	LOT SIZE	6.94 Acres	ZONING	I 2 Heavy Industrial

Legal Description:
Consult Abstract

825 Feet of Frontage to Highway 18

Approx. 30,000 Square Feet of Concrete Asphalt Parking, And Approaches

4.63 Acres Available for Expansion

Interior of Main Building Includes Approx. 2300 Square Feet of Office / Reception Area

LISTING PRICE:

\$308,000.00

JOHNSON REALTY

921 Broadway, Emmetsburg, Iowa 50536

712-852-4921

(email) vic@emmettsburghomes.com

www.emmettsburghomes.com

NOTE: Information is believed to be accurate but is not guaranteed.