



**Farmers
National
Company**

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

COMMERCIAL PROPERTY FOR SALE

Hometown Convenience Store

1303-1305 Main Street, Emmetsburg, Iowa 50536



| | |
|--|------------------------------|
| Hometown Convenience Store Size 40 x 60 | 2400 sq. ft. |
| McDonalds Restaurant Size 44 x 65 | 2601 sq. ft. |
| Total square footage | 5001 sq. ft. |
| Year Built | 2006 |
| Lot Size | 200 x 300 |
| Heat | Electric |
| Air Conditioning | Central air |
| Pump Stations - 4 | Unleaded, Diesel, E85 |
| Canopy | 30x100 |

This convenience store and restaurant is located in a progressive northwest Iowa county seat town. It's a great location on Highway 18 East just a quarter mile from the Wild Rose Casino. There is a lease with McDonalds Corporation with options for renewal. Call to discuss the details and consider the possibilities.

www.emmetsburgforsale.com

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