

1206 Grand Ave, Emmetsburg, Iowa

Unique Business Opportunity



**Property Details:**

<b>SQUARE FEET</b>	7,100	<b>AVG. GAS</b>	Approx. 750 gal. LP / yr.	<b>LOT SIZE</b>	0.886 Acres
<b>YEAR BUILT</b>	2012	<b>AVG. ELEC</b>	\$352.00	<b>SEWER</b>	Septic
<b>BATHROOMS</b>	1	<b>WATER</b>	City	<b>TAXES</b>	\$932.00
<b>STREET</b>	Paved	<b>POSSESSION</b>	Negotiable	<b>ZONING</b>	Commercial



For more information, call Roger Wagner @ 712-260-4337

**EPS Metal Multi-Purpose Building Featuring:**

100% in Floor Heat and Radiant Overhead Heaters, 32' Wide Electric Door, Lots of Built-in Overhead Storage, 200 AMP Electric Service, Bathroom with Laundry Area, Camera System, Rotary Lift Car Hoist

**LISTING PRICE:**

**\$254,900.00**

**JOHNSON REALTY**

921 Broadway, Emmetsburg, Iowa 50536

712-852-4921

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[www.emmettsburghomes.com](http://www.emmettsburghomes.com)

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