

Commercial property on Highway 4/18 (Gerald Besch Property)

3695 450th Ave | Emmetsburg, IA | US | Palo Alto County  
Available SF: 1,056 | Sale Price: \$119,900



Available SF:	1,056
Total SF:	1,056
Number of Stories:	2
Expandable:	Yes
Zoning:	Commercial
Site Size:	.59 Acres
Year Built:	1950
Former Use:	Real estate office
Can Subdivide:	No
Within City Limits:	Yes
Sale Price:	\$119,900
Last Updated:	Jun 7, 2024

Economic Development Contact

Gretchen Reichter  
City of Emmetsburg  
14 N Lawler  
Emmetsburg, Iowa 50536  
(712) 852-2067 | greichter@emmettsburg.com

Maureen Elbert  
Palo Alto County Economic Development Corporation  
106 S Dodge St, Ste 210  
Algona, IA 50511  
| kcedc@kossuthia.com

Realtor/Owner Contact

Farm & Home Services - MLS# 6306872  
515-295-2401

Property and Area Description

1,056 SF commercial property located on busy Highway (US Hwy 18 & State Hwy 4 West) in Emmetsburg, Iowa. The property has 325 ft of highway frontage and includes two buildings, a 1,056 SF building and 320 SF garage, located on .59 acres of land. MLS# 6306872

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

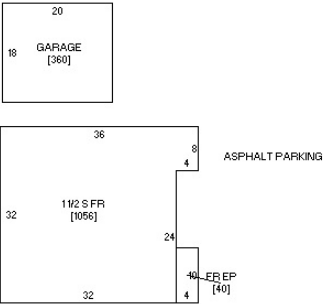
Transportation

Nearest Highway: Located on US Hwy 18 (0 mi.)  
Nearest Interstate: Interstate 90 (40.00 mi.)  
Nearest Airport: Emmetsburg Municipal Airport (1 mi.)  
Nearest Commercial Airport: Fort Dodge Regional Airport (65 mi.)  
Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Utilities

Electric: MidAmerican Energy  
Natural Gas: Emmetsburg Municipal Utilities  
Water: Emmetsburg Municipal Utilities  
Sewer: Emmetsburg Municipal Utilities

Property Images



Sketch by [www.camavision.com](http://www.camavision.com)