

2207 16<sup>th</sup> Street, Emmetsburg, Iowa

*Johnson  
Realty*



### Property Details:

|                          |              |                           |            |            |                  |
|--------------------------|--------------|---------------------------|------------|------------|------------------|
| YEAR BUILT               | 1921         | HEAT                      | G.F.A.     | POSSESSION | 30 Days          |
| SQUARE FEET              | 2,341        | LOT SIZE                  | 72' x 122' | AIR COND.  | Central          |
| STYLE                    | 2 Story      | AVG. ELEC                 | T.B.D.     | BEDROOMS   | 6                |
| BATHROOMS                | 2            | WATER                     | City       | SEWER      | City             |
| STREET                   | City         | GARAGE                    | (2) 1 Cars | TAXES      | \$1,056.00       |
| BASEMENT /<br>% FINISHED | Full /<br>0% | AVG. GAS,<br>WATER, SEWER | T.B.D.     | ZONING     | Single<br>Family |



For more information,  
call Jayden Johnson  
@ 712-480-0397

**Excellent Investment Opportunity!** This well-maintained duplex features two spacious 3-bedroom, 1-bath units — each with its own 1-car garage, private entrance, and in-unit laundry. Both units offer bright living spaces, functional layouts, and separate utilities for easy management. Recent updates include a brand-new roof and new carpeting in the main-floor bedrooms, making this property truly move-in ready. Perfect for an owner-occupant looking to live in one unit and rent the other, or an investor seeking reliable rental income. Don't miss your chance to own this versatile, income-producing property — schedule a showing today!

**LISTING PRICE:**

**\$144,900.00**

**JOHNSON REALTY | 921 Broadway, Emmetsburg, IA 50536 | 712-852-4921**

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