

# Multi-use Building

## 4.75 Acre Site

520 S. Pierce  
Mason City, IA 50401



**11,272 SF**

**Updated Metal Building  
fit out as Athletic Complex.**

**Established Tenant In Place**

**Huge Opportunity for  
Several Types of Use.**



**Excellent Shop Space with Income Generating Tenant in Place**

**\$800,000**



**Schoneman,  
REALTORS®**

**Brett Schoneman  
641-425-1233**

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1819 4th St. SW Mason City, IA 641-423-0500

# Gorgeous Finishes

520 S. Pierce  
Mason City, IA 50401



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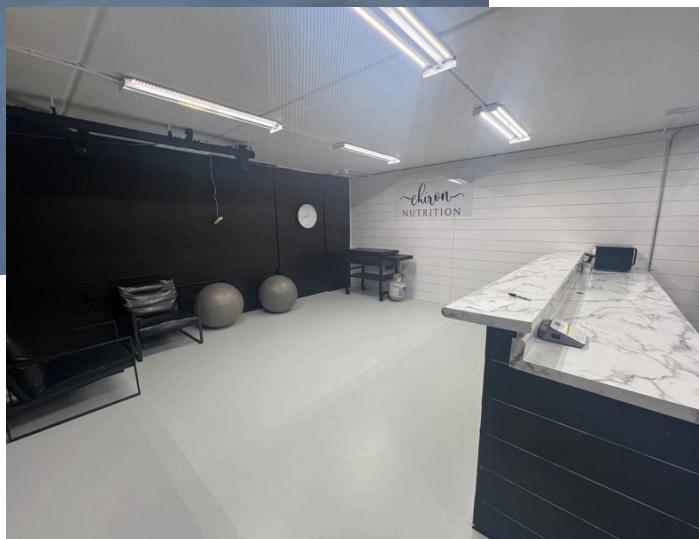
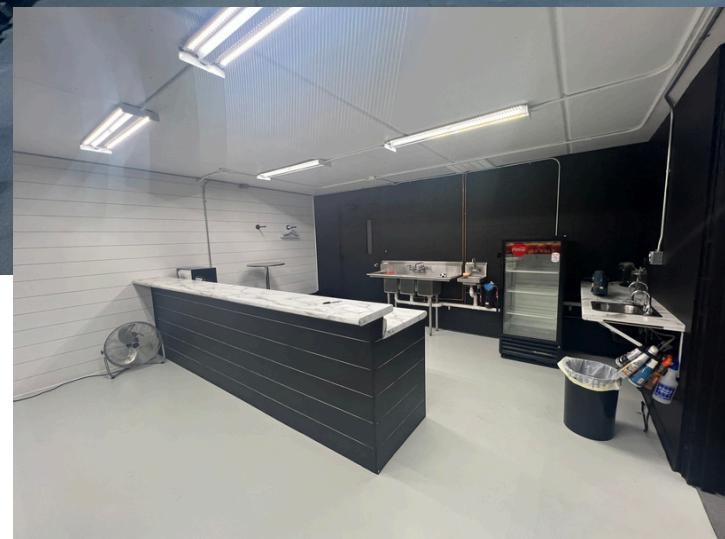
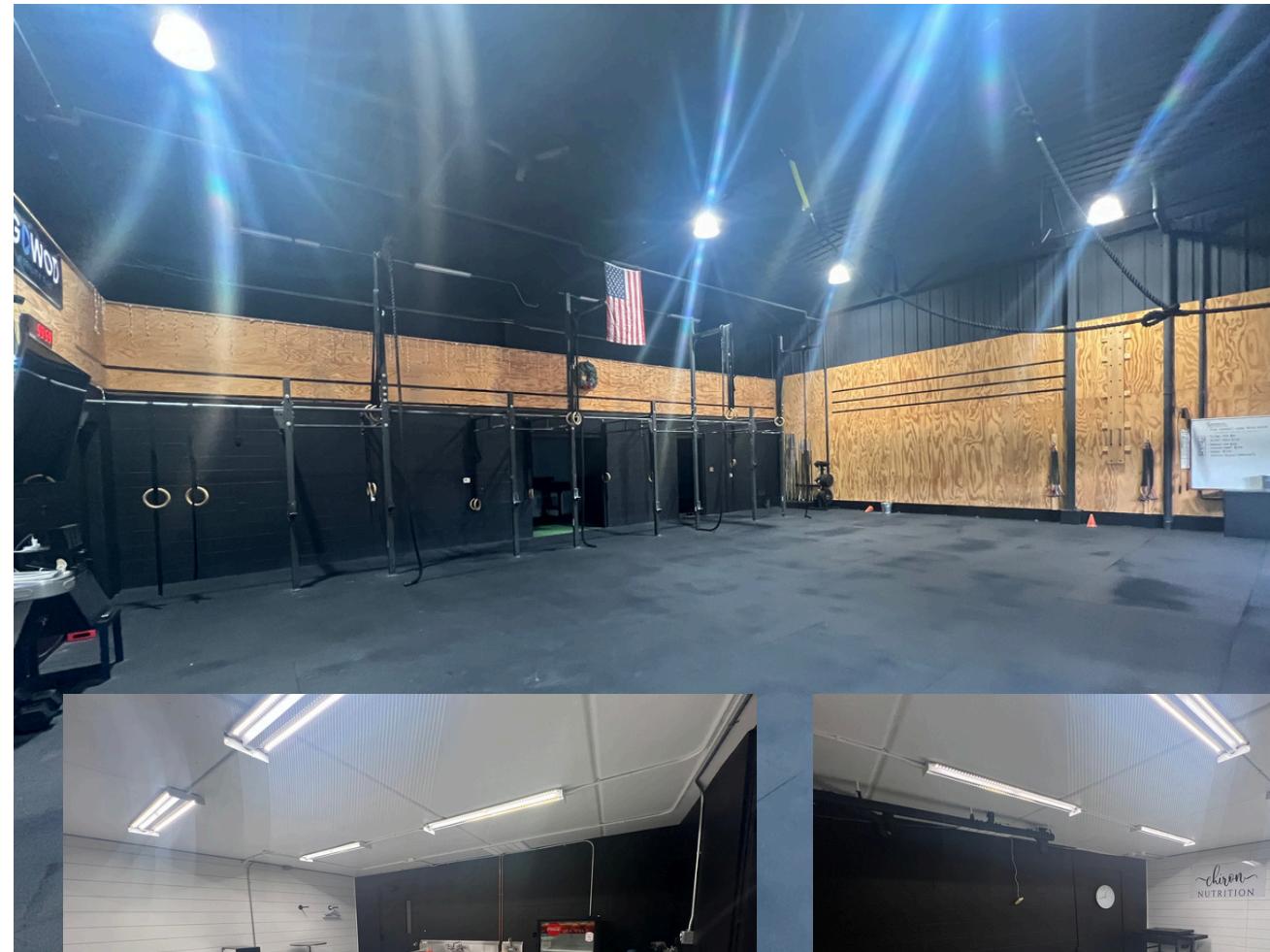


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# Tenant in Place Crossfit Chiron

520 S. Pierce  
Mason City. IA 50401



**Strong local Tenant in 3500 SF  
with immaculate commercial  
kitchen facility, locker room,  
showers, and offices.**

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# Battting Cages

520 S. Pierce  
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**Well Insulated post frame  
addition of 3600 SF with  
reinforced walls used as  
baseball and softball  
facility. 16' tall to ceiling  
clear span 60' x 60'.**



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# Valuable Site

3 acres for parking or expansion

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**15,000 SF Concrete Parking  
with additional gravel  
parking.**

**Growing Traffic on Taft with  
room to add on to the north.**



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# Accessible Location

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**Nice access from South Taft  
just south of North Iowa's  
busiest corridor, HWY 122.**

**Location gives great use by  
cities to the West.**



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