

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



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



Gorgeous Finishes

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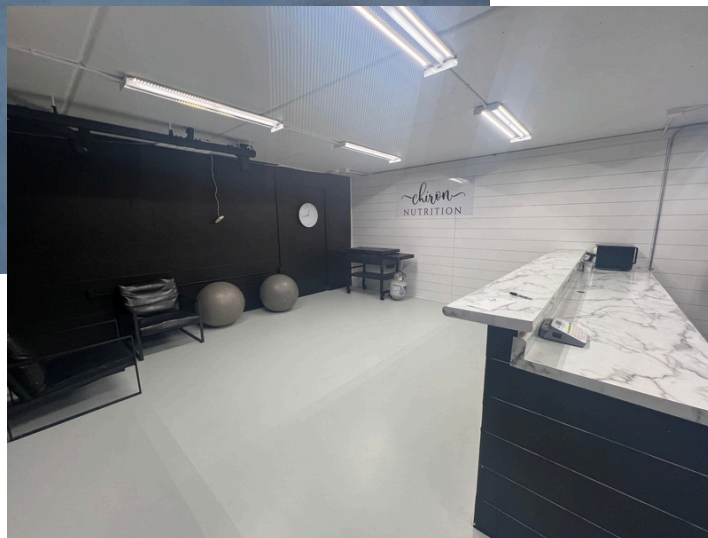
Tenant in Place Crossfit Chiron

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

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Batting Cages

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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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