

Former Restaurant on 1/2 Acre Site

1707 S Federal
Mason City, IA 50401



FOR SALE or LEASE



2224 SF

**Large Bar and open layout
suitable for many uses.**

**Large carhop canopy
with ample parking.**

High Visibility and Easy Access

\$175,000
\$10/SF NNN



Brett Schoneman
641-425-1233

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



Usable Lot Size

Great Redevelopment Potential

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**Hard Corner on S Federal
Avenue that splits Mason
City in East/West**

**South Central part of town
with high rooftop density
with few restaurants.**



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Successful Corridor

8200 CPD

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South Entrance to Mason City

