

# 1 Story,Shop, COMMERCIAL - MASON CITY, IA



**3431 4Th SW, Mason City, IA, 50401**

Offered at \$599,000

Prime Commercial/Retail Opportunity. For Sale or Lease. Due to Retirement, now offering House of Sports, North Iowa Tire on Mason City's west side. This is a premier location, with 125 feet of frontage road frontage on HWY 122, one of Mason City's highest traffic locations. North Iowa Tire/House of Sports 11,504 sq ft building with parking. Ready to go, for retail/tire sales/service, mechanics, or many more uses. With this prime high traffic frontage, the options and opportunity is endless. Z-4 Multi-use Zoning for great flexibility. This building can be purchased separately for \$599,000, or for \$799,000 you can purchase the full 3 parcels, totaling 1.59 acres, including the 11,504 sq ft House of Sports/North Iowa Tire building, additional bare land on west side, and the 100' x 170' building lot on the east side. Would also consider selling other parcels separately. Inquire for details.

0 Bedrooms

0 Bathrooms

11,504 sqft

0.52 acre (lot size)

Built: 1966



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