

12 N Delaware Ave
Mason City, IA 50401



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MLS# 250665



\$235,000

2 Bathrooms | 3,528 Sqft

Position your business in a high-traffic location in downtown Mason City, with approximately 3,500+ passing vehicles daily! This versatile property offers more than 3,500 sq. ft. across two levels & is ready for its next thriving venture. Open floor plan on main level with soaring floor-to-ceiling windows that fill the space with natural light - perfect for fitness, recreational, retail, etc. The building is equipped with 2 baths, kitchenette, laundry area, & multiple storage options to support operations. The full basement is a rated fallout shelter & adds valuable functionality- featuring a vault-style safe w/ lockboxes, storage/meeting rooms, & ample space for expansion or specialized use. With its visibility, accessibility, & flexible layout- this property is an incredible opportunity for an entrepreneur, investor, or established business ready to grow in one of Mason City's most desirable locations. Don't miss out schedule your private showing today & imagine the possibilities!



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For full listing details, please scan:

