

**309 5th Ave S**  
Clear Lake, IA 50428



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**MLS# 6337877**



**\$163,900**

**2 Bedrooms | 1 Bathroom | 1,153 Sqft**

Located just three blocks from Clear Lake access and four blocks from downtown, this 2-bedroom, 1-bath home offers an opportunity to create value in a desirable location. With approximately 1,100+ square feet and built in 1939, the property provides a solid foundation for updates and improvements at an accessible entry point into the Clear Lake market. Recent exterior updates, including a newer roof and siding within the past five years, add value and reduce some major upfront expenses. Opportunities this close to both the lake and downtown are limited, making this a compelling option for those looking to build equity and take advantage of location.



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