



# Mason City, IA – Closed Store for Sale

2227 19<sup>th</sup> Street SW

For More Information:

[realestate@kumandgo.com](mailto:realestate@kumandgo.com)



<b>Land Area:</b>	<b>1,500 square feet (Building)</b> <b>18,078 square feet (Lot)</b>
<b>Price:</b>	<b>\$119,000</b>
<b>Environmental:</b>	<b>Tanks Removed</b>
<b>Deed Restrictions:</b>	<b>No Convenience Store Use</b>
<b>Date Available:</b>	<b>Immediately</b>
<b>Property Type:</b>	<b>Closed Store for Sale</b>

**Broker Contact:**

**Jim Vaith**

**641-423-0675**



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## AERIAL MAP





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## DEMOGRAPHICS

<u>Mile Radius</u>	<u>1/2</u>	<u>1</u>
<b>Population:</b>	<b>650</b>	<b>2,252</b>
<b>Avg. H.H. Income:</b>	<b>\$47,403</b>	<b>\$49,326</b>

### Traffic Counts

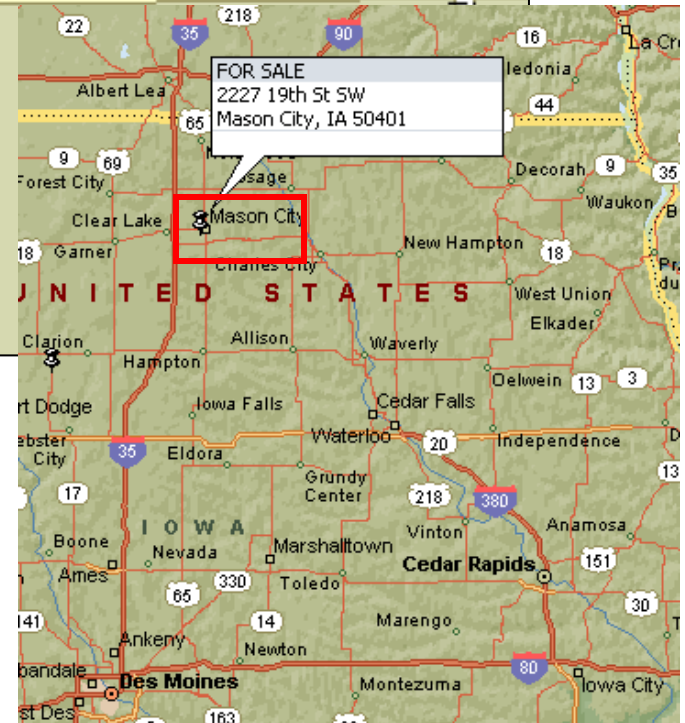
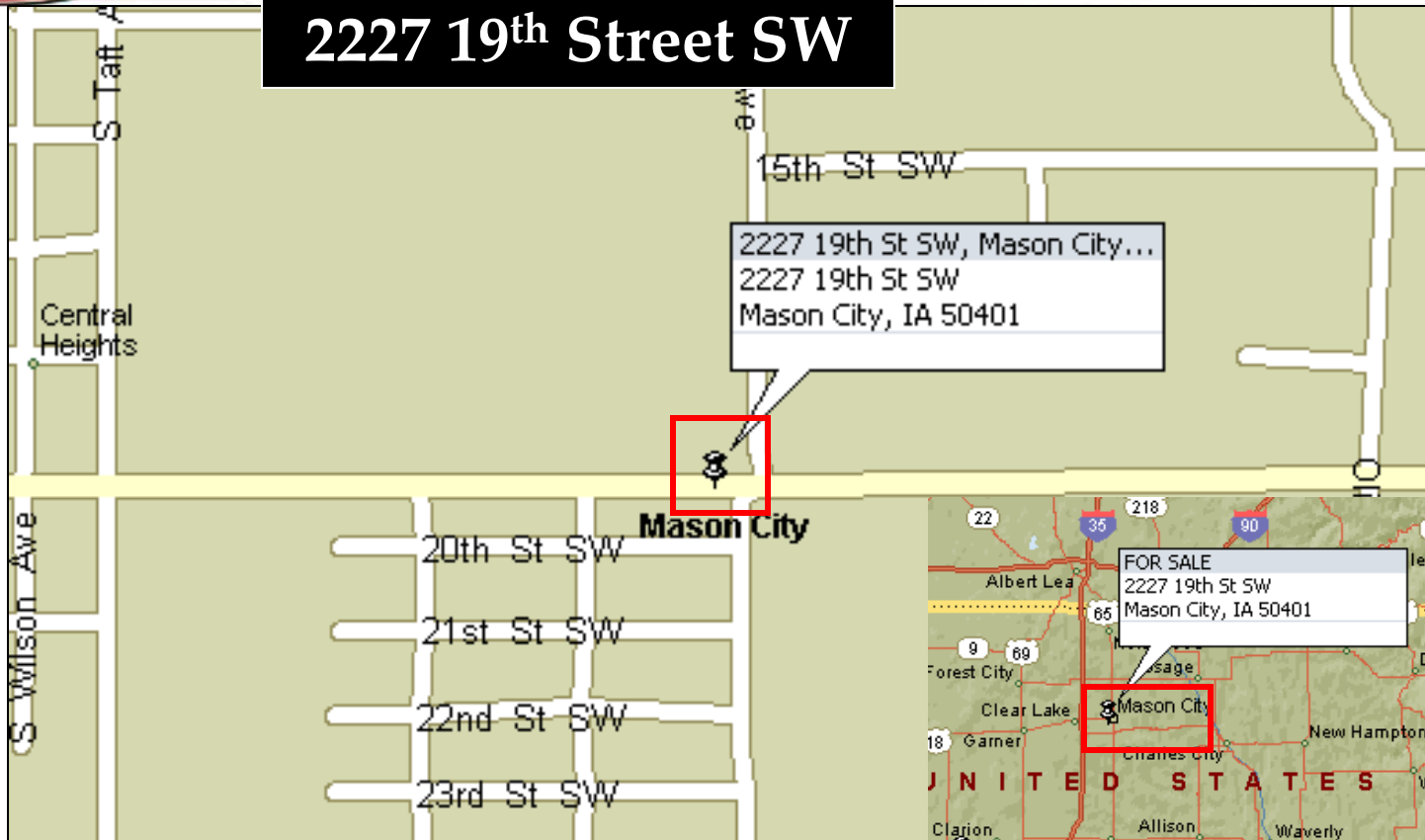
**19<sup>th</sup> Street SW: 10,500 cars per day**



# Mason City, IA – Closed Store for Sale

MAP

2227 19<sup>th</sup> Street SW





# Mason City, IA – Closed Store for Sale

2227 19<sup>th</sup> Street SW

Store # 654

PHOTO



1,500 SF Building

18,078 SF Lot

**654**