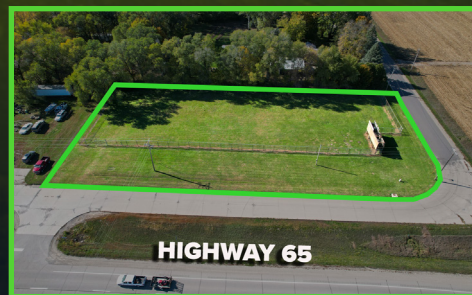
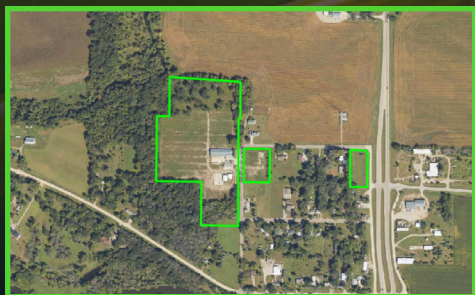


NEW LISTING

LISTING PRICE \$575,000

20.53 ACRES +/- CERRO GORDO COUNTY, IA



20966 MONROE ST, MASON CITY, IA

LANDPROZ

SEE WEBSITE FOR MORE INFORMATION - #2982 LEAKE REALTY CENTRAL LLC

PROPERTY DESCRIPTION

LandProz is pleased to present the Leake Central Realty LLC property in Cerro Gordo County, IA.

20966 Monroe St, Mason City, IA 50401 is an expansive commercial property offering endless business possibilities across approximately 20.53 +/- total acres comprised of six distinct parcels, including additional gated frontage and nearby gated acreage. Historically operated as the Van Horn / Buck's UPI Auto Parts yard, this prime real estate features a highly strategic layout with direct frontage along Highway 65 North, maximizing commercial visibility and access.

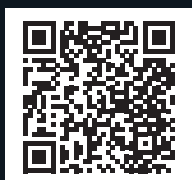
JJ WISE

IA & MN LANDPROZ AGENT & AUCTIONEER

📞 641-420-7355

✉ JJWISE@LANDPROZ.COM

**SCAN QR CODE
TO VIEW
PROPERTY**



PROPERTY FEATURES

- 20.53 +/- Deeded Acres
- 70-Foot Truck Scale: Commercial-grade scale located directly on the main parcel.
- 11,000 Sq Ft Warehouse: Massive central facility optimized for large-scale operations or storage.
- 2,400 Sq Ft Warehouse: Secondary warehouse offering flexible operational space.
- Two Shops: Includes a 2,000 sq ft shop and a 1,260 sq ft shop building.
- Thick Concrete Pad: Heavy-duty 100x80 foot, 8-inch thick reinforced concrete slab.
- Support Structures: Features a 3,000 sq ft garage, a 900 sq ft reserve storage building
- 600 sq ft Customer area/administrative office.
- Fully Enclosed Perimeter: All parcels are completely secured by a professional chain-link fence.
- Industrial Utilities: Equipped with on-site electric, central air conditioning, two restrooms, private well, and septic setup.
- 4 Miles from downtown Mason City
- Real Estate Taxes \$7,172

