

FOR SALE

Westbrook Office Park

520 S Pierce Avenue
Mason City, IA 50401



\$2,700,000
~~**6.5% CAP**~~
8.74%

**New Management
& Accounting Team**



Stately Office Building in Established Location



**Brett
Schoneman**
641.425.1233
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1819 4th St. SW Mason City, IA 50401



This solid office building has served the business community since 1973. Brick over masonry building with precast concrete floors and elevator. Excellent west-central location attracts and keeps tenants.

Very Conservative rents and no deferred maintenance on this asset. A prime investment for years to come.

Newly leased anchor, Ready for years of operation.



Ample Off-Street Parking





Well Known Location and High Credit Tenants



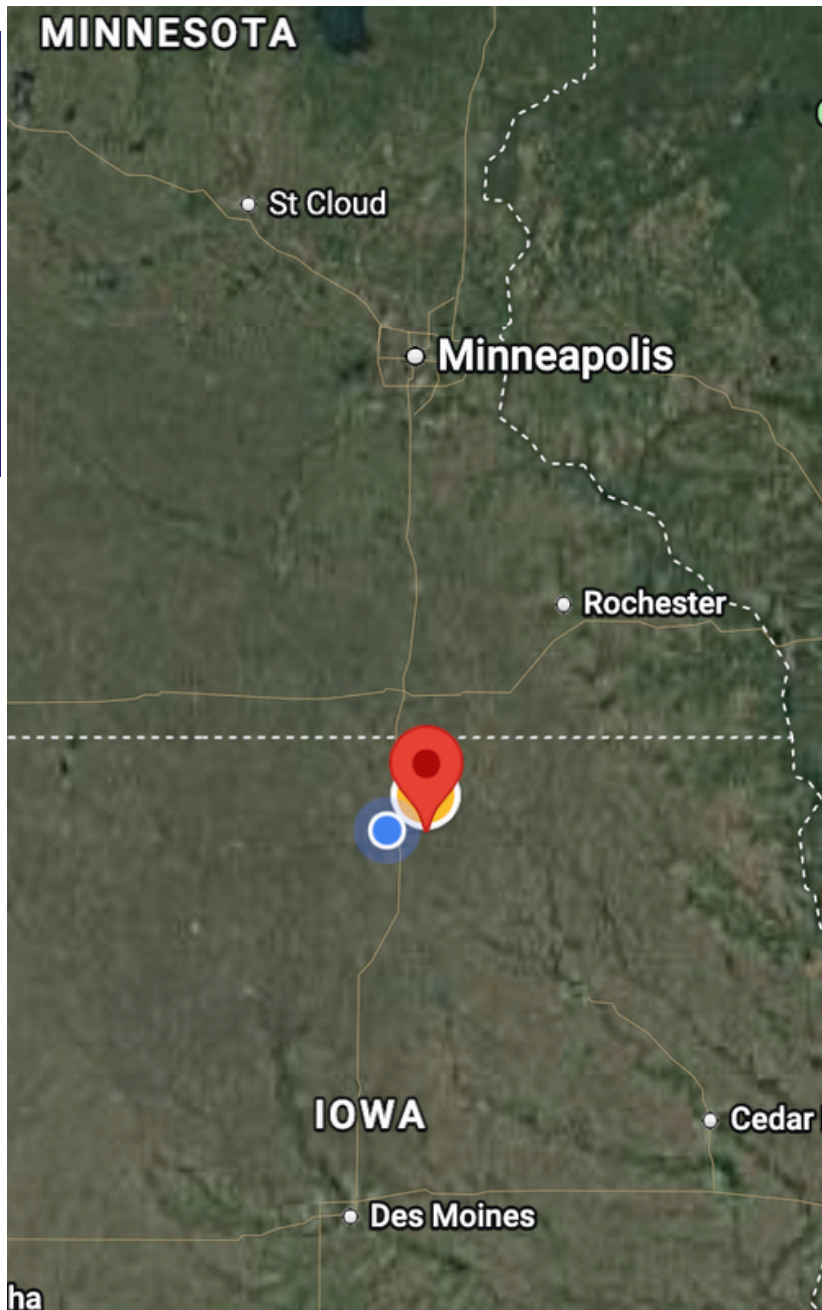
SCHWARCK AGENCY LC



Schoneman,
REALTORS®

Mason City, IA is centrally located 90 minutes from Minneapolis, MN and Des Moines, IA.

Financials Available Upon Request.



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