



COMMERCIAL REALTY SOLUTIONS
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Delano - Commercial Building FOR SALE/LEASE

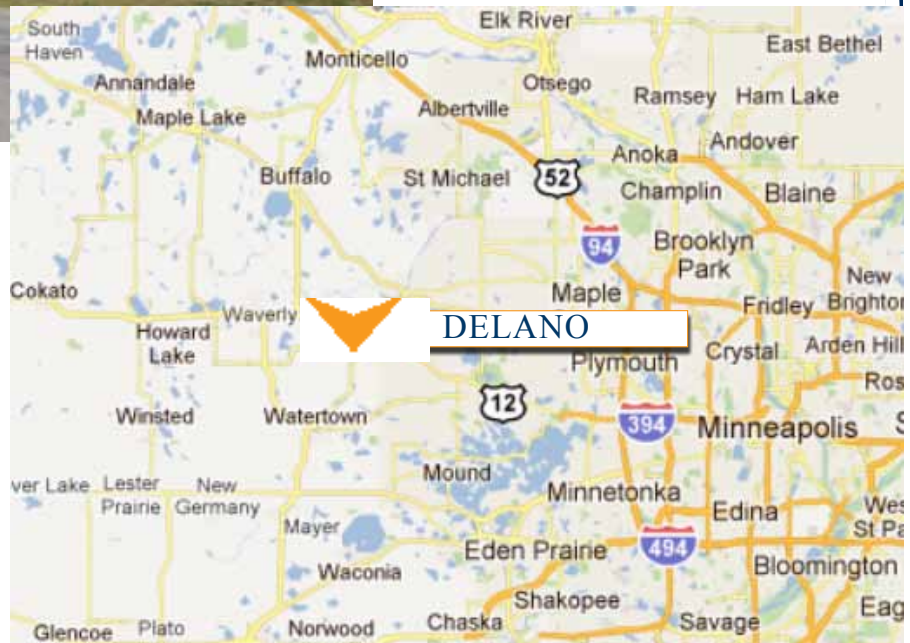
820 NW Babcock Blvd., Delano, MN 55328



**High Visibility
Highway 12!**

PROPERTY INFORMATION

- * \$1,200,000.00 SALE PRICE
- * Wright County PID 107-500-112101
- * 2011 Taxes \$17,502.00
- * Building is 18,000 Square Feet located on 1.6 acres
- * Plus 4,750/sf Mezzanine
- * Lease Rates:
 - \$10.00/PSF Showroom
 - \$ 6.00/PSF Shop/Warehouse
- * Operating Expenses: \$1.50/psf
- * Vacancy: 1/2 Building - 10,000/sf
- * Next to Crow River Harley and Delano Movie Theater
- * Highway 12 Great Visibility and access
- * Plenty of parking and fenced storage at rear of building



Contact:

WAYNE ELAM

(763) 229-4982

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3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

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**Easy access from
Hwy 12 or
Babcock Blvd.!**



TRAFFIC COUNTS - 2010

*** Highway 12 - 16,900 VPD**



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CURRENT PRODUCT LINES:

- * Yamaha
- * Polaris
- * Ducati
- * KTM



Sales Floor



Parts Counter



Parts Counter



Shop Area



**Sales Price
Includes All
Equipment!**



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Shop Area



Shop Area



Upstairs Office Area



Conference Room



**Very Clean
Building!**



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Full Kitchen



Upstairs Office



Exterior Rear of Building

PROPERTY INFORMATION

- * Constructed in 1999
- * Steel Building: 190' wide x 100' deep
- * 21'-6" Sidewalls
- * 25' Column spacing
- * 190'x25' Mezzanine
- * (2) 14'x14'
- * (1) 10'x10'
- * Infrared heat
- * 400 Amp Service
- * City Sewer & Water
- * Private Well
- * Shop-exhaust vent system
- * Floor Drains
- * (2) Pylon Signs

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