



COMMERCIAL REALTY SOLUTIONS  
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# Delano - Commercial Building FOR SALE

125 Woodland Road, Delano, MN 55328



High  
Visibiliy  
Signalized  
Intersection

PRICE REDUCED

## PROPERTY INFORMATION

\* Sales Price \$449,000.00

Reduced to **\$399,000.00**

- \* Property is 1.83 Acres
- Convenience Store (52'x66' = 3,432/sf)
- Car Wash (25'x47' = 1,175/sf)  
(No equipment included)
- Canopy is 52' x 92' = 4,784/sf
- \* Wright County PID 107-047-001020
- \* 2019 Taxes \$15,084.00
- \* 20 Parking Spaces
- \* Zoned: B2 Business District
- \* Former Quick Stop (Business Closed)
- \* Businesses in the area include: Dairy Queen, El Molcajete Restaurant, Holiday Station, Chun Mee Restaurant, Dorn Auto Sales, Farmers Insurance, Crow River Guitar and much more . . . .



**Contact:**  
**WAYNE ELAM**  
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**WElam@commrealtysolutions.com**

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# Delano - Commercial Building

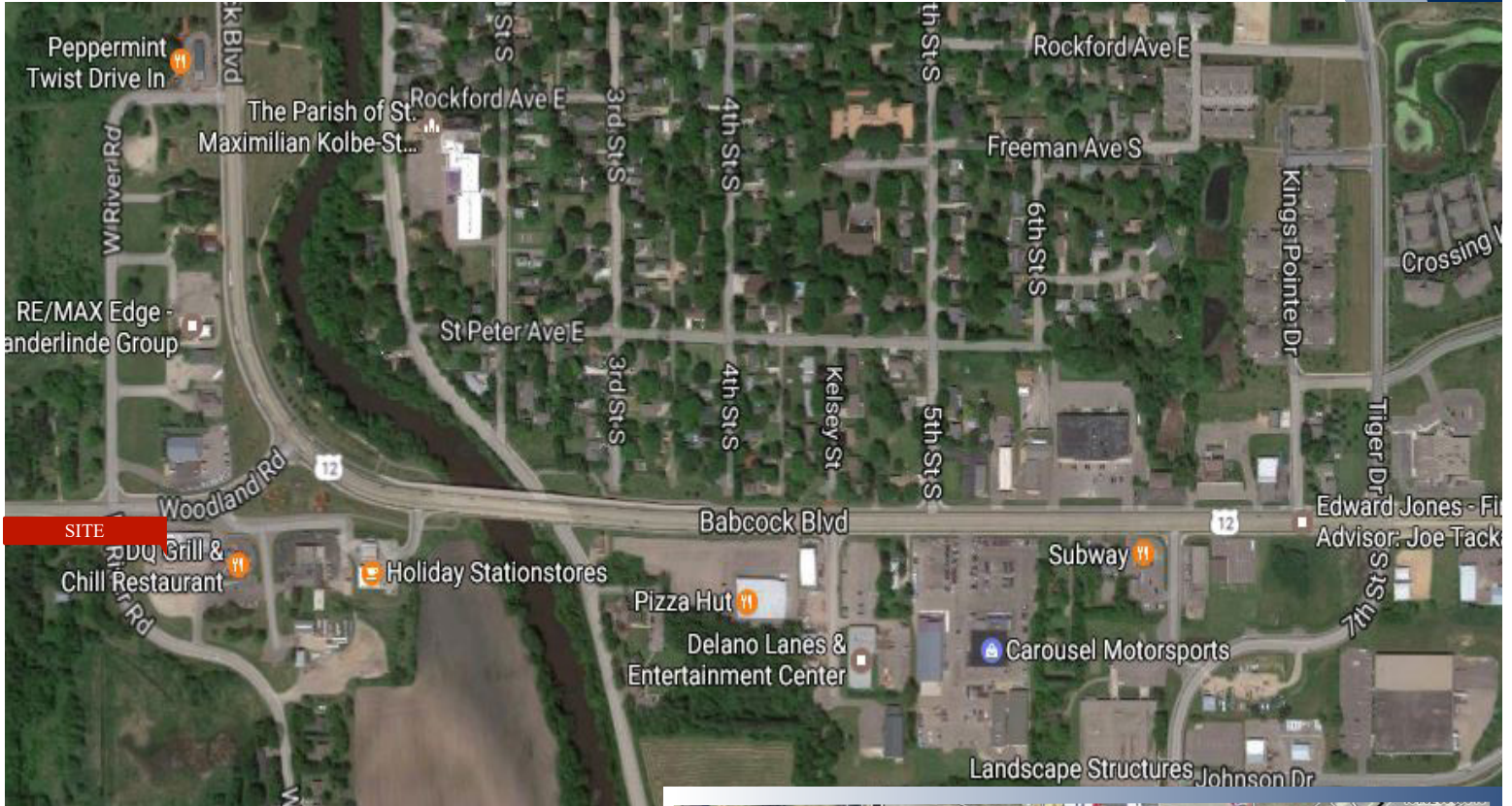
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## TRAFFIC COUNTS - 2018

\* Highway 12 - 16,700 VPD

\* River Road - 2,900 VPD



### PROPERTY INFORMATION

- \* Located on South Side of Babcock / Highway 12
- \* On the West side of Delano
- \* 20 Miles from I-494



Contact:  
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## Delano - Commercial Building

# FOR SALE

125 Woodland Road, Delano, MN 55328

Former  
C-Store &  
Carwash  
(Business Closed)



### PROPERTY INFORMATION

**\* 7 Tanks**

**Gas Tanks: (1) 12,000 gallon (2) 8,000 gallon (1) 4,000 gallon**

**Diesel Tank: (2) 4,000 gallon**

**Kerosene Tank: (1) 2,000 gallon**

**\* Walk-in Cooler**

**\* All Store Fixtures Included**

**\* Built in 1980's**

**\* Car Wash Building (No equipment)**

**\* 6 Dispensers with POS (Ruby)**

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