



COMMERCIAL REALTY SOLUTIONS
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Delano - Commercial Building FOR SALE

125 Woodland Road, Delano, MN 55328

High
Visibiliy
Signalized
Intersection



PROPERTY INFORMATION

- * Sales Price **\$449,000.00**
- * 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
- * 2017 Taxes \$25,712.00
- * Assessed Valuation \$699,100.00
- * 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:

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Delano - Commercial Building

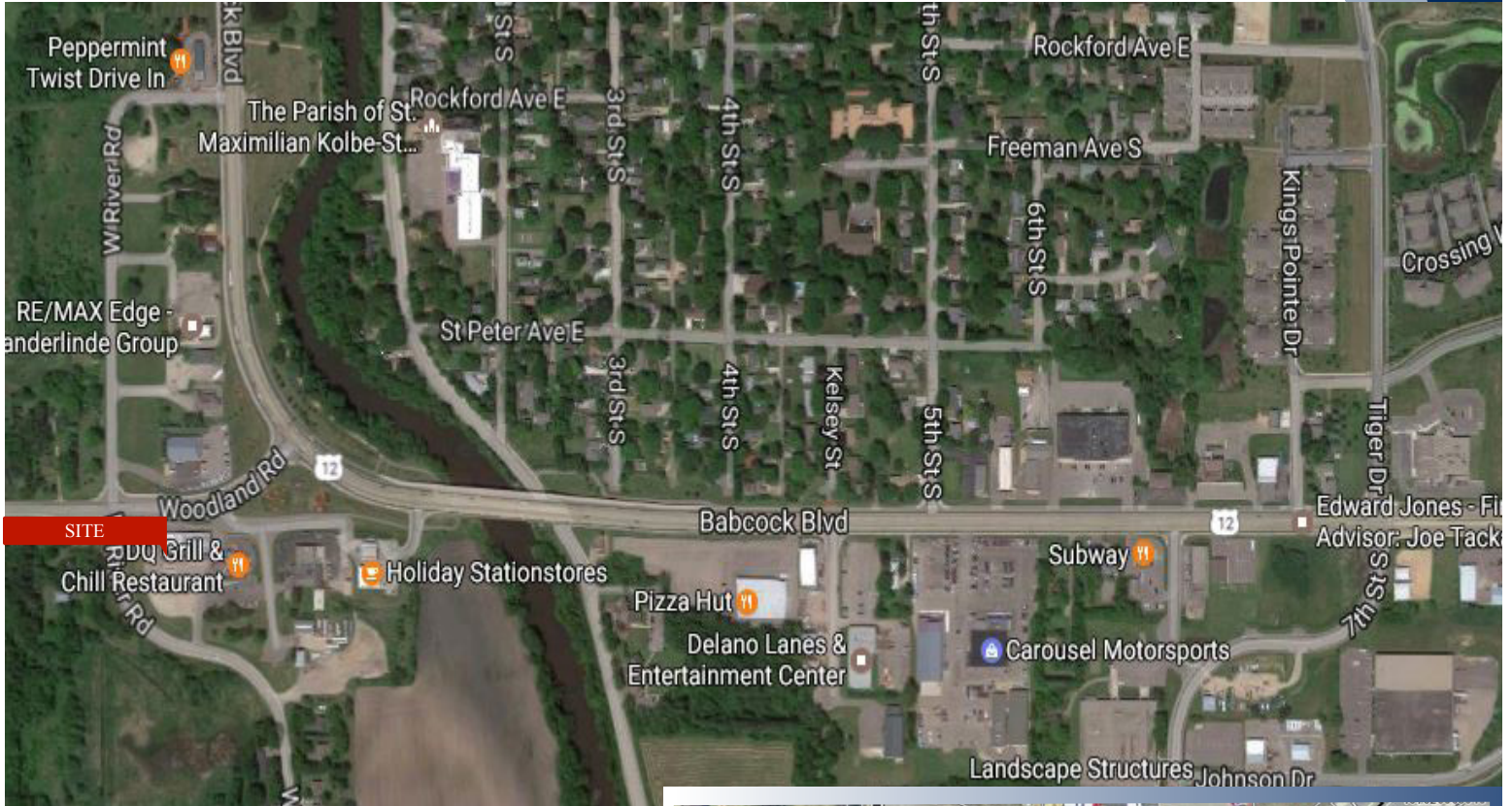
FOR SALE

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TRAFFIC COUNTS - 2016

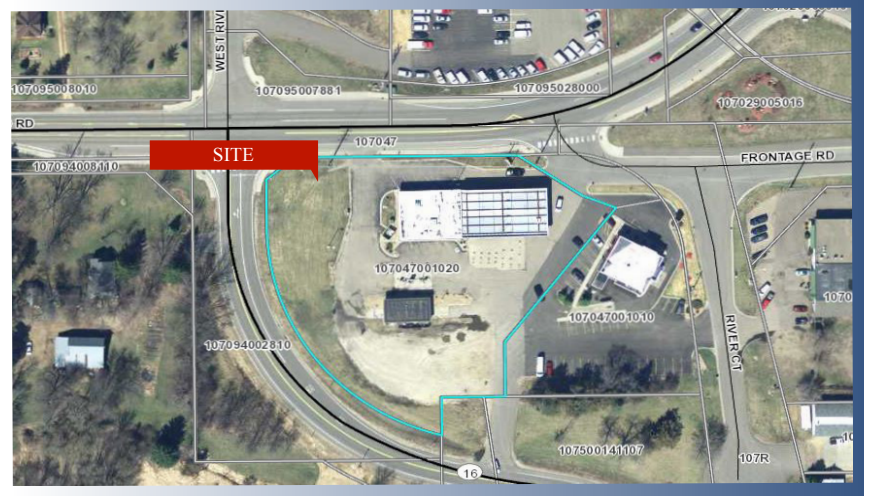
* Highway 12 - 16,700 VPD

* 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



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FOR SALE

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**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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