



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Delano - Commercial Building FOR SALE

1262 Crossings Dr., Delano, MN 55328

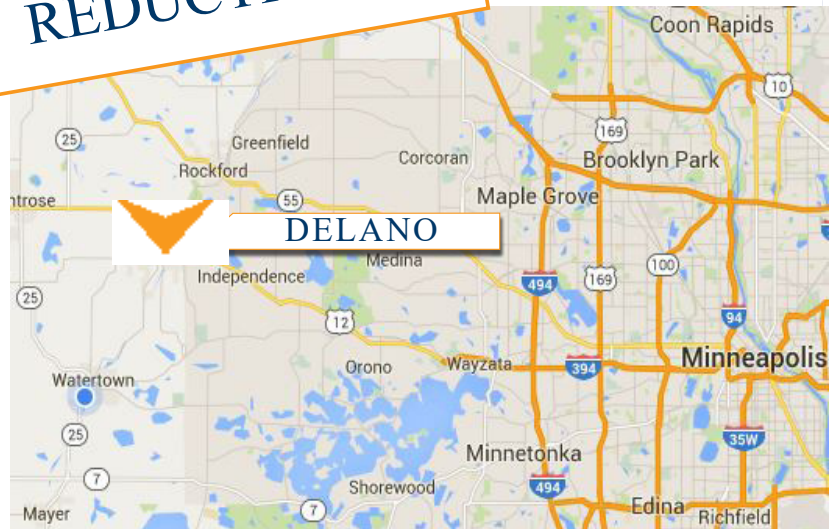


High End
Finishes
Throughout!

HUGE PRICE
REDUCTION!

PROPERTY INFORMATION

- * Sales Price \$529,000.00
REDUCED TO **\$399,000.00**
- * 2,944/sf building (64' x 46')
- * .58 Acre Lot (155'x163')
- * Wright County PID 107-111-001010
- * 2018 Taxes \$13,206.00
- * Stand Alone Building
- * High End Finishes
- * Zoned: B-2 General Business
- * Businesses in the area include:
Grand Stay Hotel, Verizon, Lil' Explorer
Daycare, BP Convenience Center, Snap
Fitness, State Bank Delano, Coborn's,
Dentist, Ridgeview Delano Clinic, Applebee's,
True Value Hardware and more . . .



Contact:

WAYNE ELAM
(763) 229-4982

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3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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TRAFFIC COUNTS - 2017

* Highway 12 - 18,000 VPD



PROPERTY INFORMATION

- * Located 1 block North of Highway 12
- * Quick and easy access to the Highway
- * Highway 494 is only 18 miles East
- * 30 Minutes from Minneapolis
- * Close to hotel and surrounding retail



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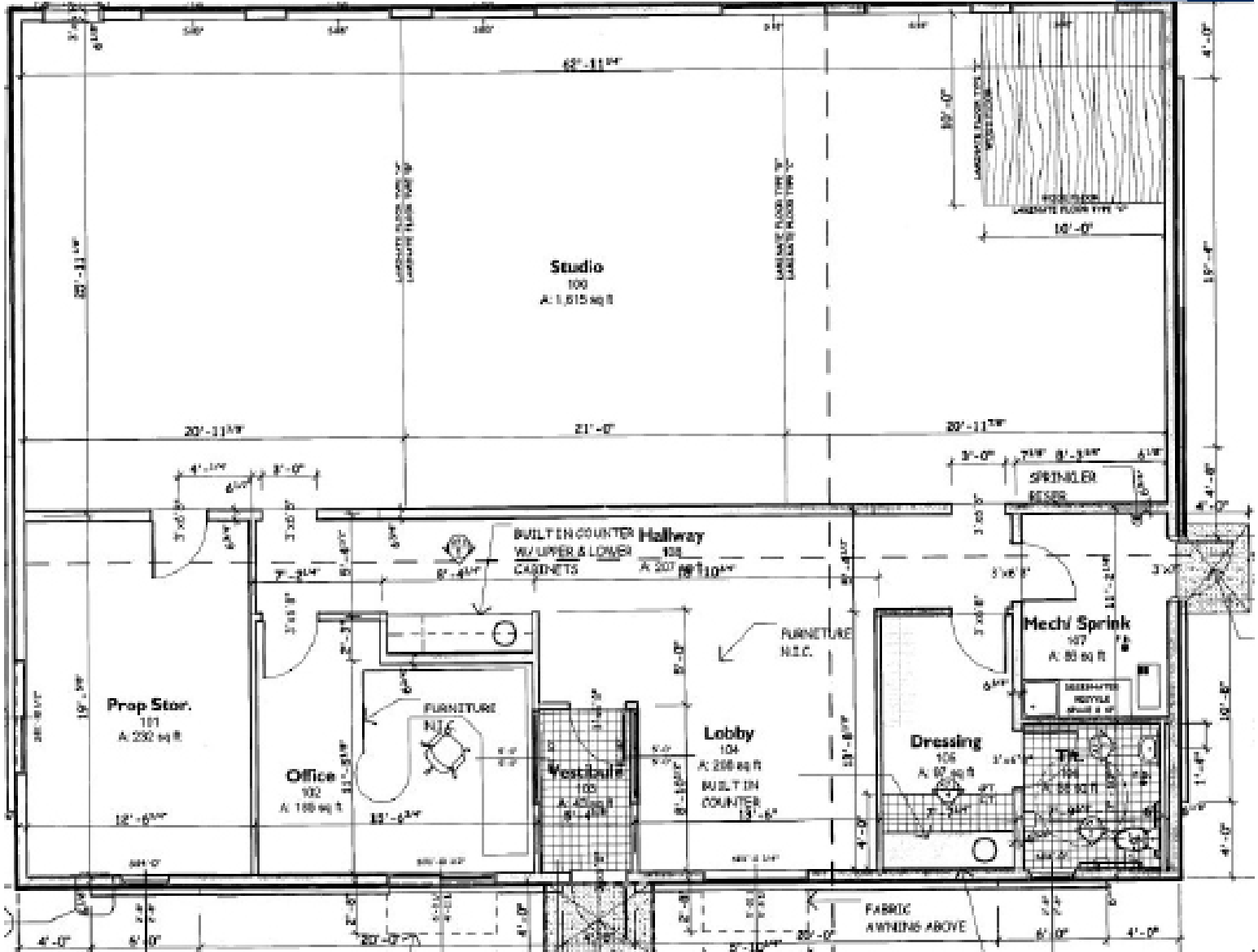
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Floorplan



BUILDING INFORMATION

- * Alarm System
- * Building Fully Sprinkled
- * 200 Amp Electrical
- * 16 Parking Spaces
- * Asphalt Driveway/Parking
- * Underground Sprinkler System
- * 2 Forced Air Furnaces (Natural Gas)
- * 12' Ceiling (in large room)
- * Built in 2012
- * Nice open floorplan



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