



COMMERCIAL REALTY SOLUTIONS

For Lease
Commercial Property

Subject Property



DELANO

Commercial Property on Main

Building: 3,840/sf Available: 1,894/sf

216 River St N, Delano, MN 55328

River St N
Bridge Ave

Joseph Elam, Broker
320.282.8410
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- ◆ Easy Access to Hwy 12
- ◆ Delano Downtown District
- ◆ Next to River
- ◆ Great Location. Lots of Foot Traffic.

TRAFFIC COUNTS - 2023

* Hwy 12 - 14,790 VPD

* River St N - 4,747 VPD



Businesses in the Area:

Market 12 on River, Lulu's Retail, Roots Salon, Wilbur's Coffee, Rise Therapeutics and more.

PROPERTY OVERVIEW

Lease Rate

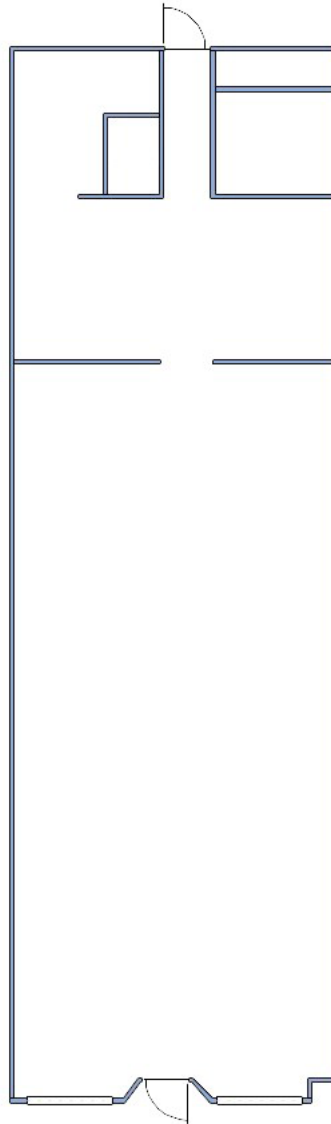
\$15.00/psf NN

Operating Expense	\$3.00/psf
Building	3,840/sf
Available	1,894/sf (Suite 2)
Wright County	PID 107-011-001300
2024 Taxes	\$5,556.00
Zoned	B-4 Commercial
Tenant	Single/Multi Tenant (Vacant)
Parking	2 Dedicated Plus Street Parking



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN - Suite 2



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INTERIOR



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EXTERIOR



- * HVAC - Forced Air
- * Electrical 200 amps
- * Clear Height 12'6"

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