



FOR SALE  
525 Ninth Street  
Delano, MN



**FOR SALE**  
**525 Ninth Street South**  
**Delano, MN**



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Catalyst Commercial Properties is focused on providing expert service to buyers, sellers and lessee's of prime commercial properties throughout the Twin Cities area and beyond.



## Investment Offering Limiting Conditions

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We thank you for this courtesy and for your time in considering acquisition of this property.



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## Offering Summary

Catalyst Commercial Properties as the exclusive listing representatives of RECO Properties Company ("Owner") is pleased to offer for sale the Owner's 100% Fee Simple Interest in 525 Ninth Street South, Delano, Minnesota.

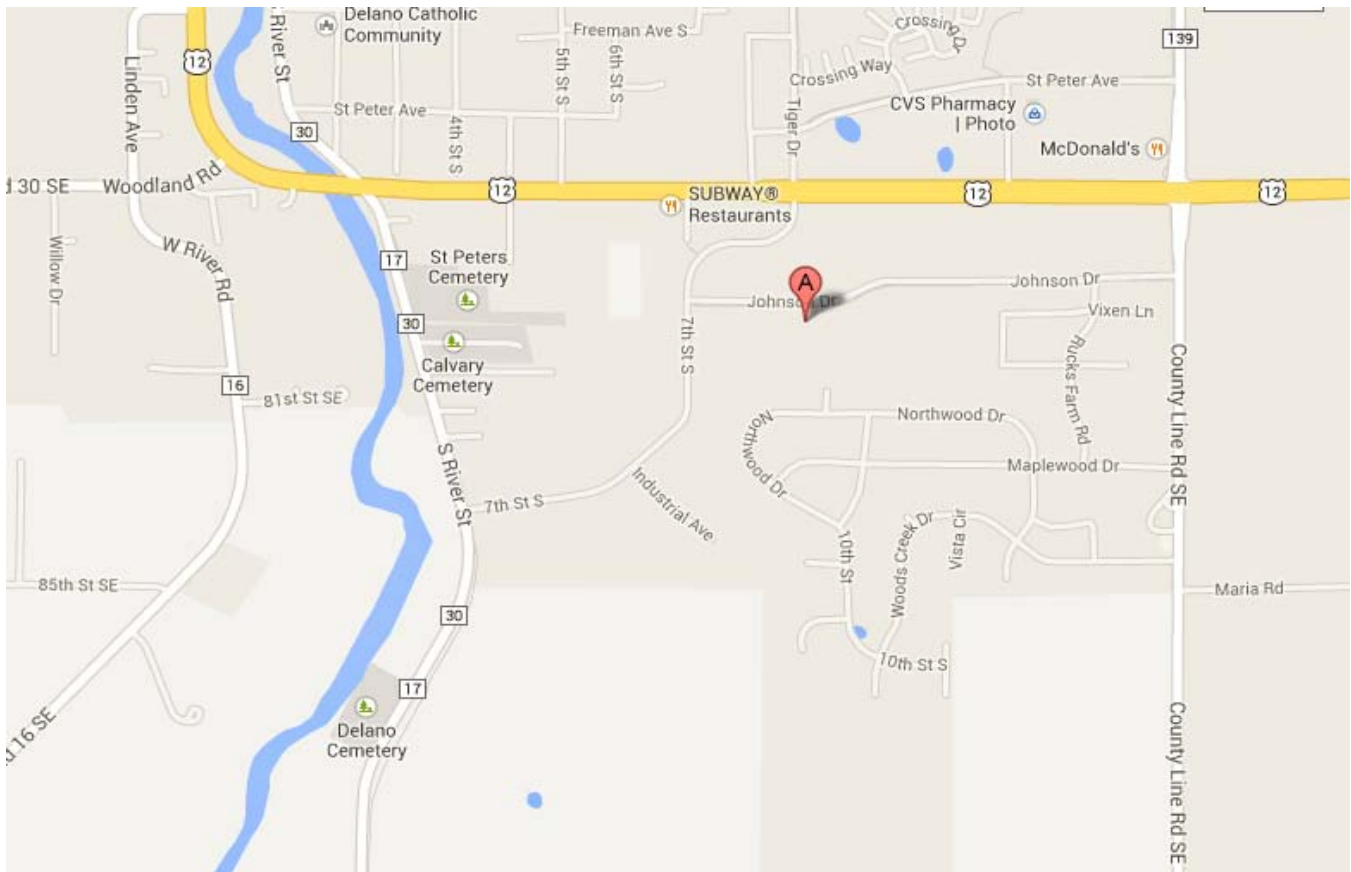
Property Address:	525 Ninth Street South Delano, MN 55328
Property Description:	Quality block warehouse building located in Delano
Gross Building Area:	19,594 square feet 4,800 Sq Ft on Main Floor 576 Sq Ft of Mezzanine Office 10,200 Sq Ft of warehouse 4,018 Sq Ft of Mezzanine warehouse
Offering Price:	\$850,000
Property Highlights:	Great single user building  Great Access to downtown Delano  Close to area amenities including restaurants and retail  Great access to Hwy 12  Well maintained



## Location Map

525 Ninth Street South

Delano, MN



# Aerial Photograph





## Property Description

Address:	525 Ninth Street South Delano, MN
PID:	107-058-001-010
Building Size:	19,600
Parcel Size:	2.17 Acres
Year Built:	1995-1996
Adjoining Land Uses:	Office/Warehouse buildings
Property Taxes:	\$29,962 / \$1.53 Per Foot
Income:	\$89,724 Annually with CPI based increases
Adjoining Site:	1.95 Acres
	Site has all utilities available
	For Sale by Delano Economic Development Authority



## Physical Description

Exterior Wall:	Block
Roof:	Rubber Membrane 1995-1996
Exterior Windows:	Double Pane
Ceilings:	8' Office 18' Warehouse
Parking Spaces:	34
HVAC:	HVAC in Office Gas Forced Air in Warehouse
Power:	600 Amps of 480
Lighting Systems:	Fluorescent
Plumbing:	3 Bathrooms and Kitchen Area
Loading:	2 Drive In Doors 1 Dock Door
Zoning:	I-2





