



COMMERCIAL REALTY SOLUTIONS

For Lease
Office Space

Thompson Chiropractic



DELANO

Office Space

Lease Rate: \$17.00/psf NNN

Building: 6,356/sf Available: 1,551/sf
327 13th St S, Delano, MN 55328

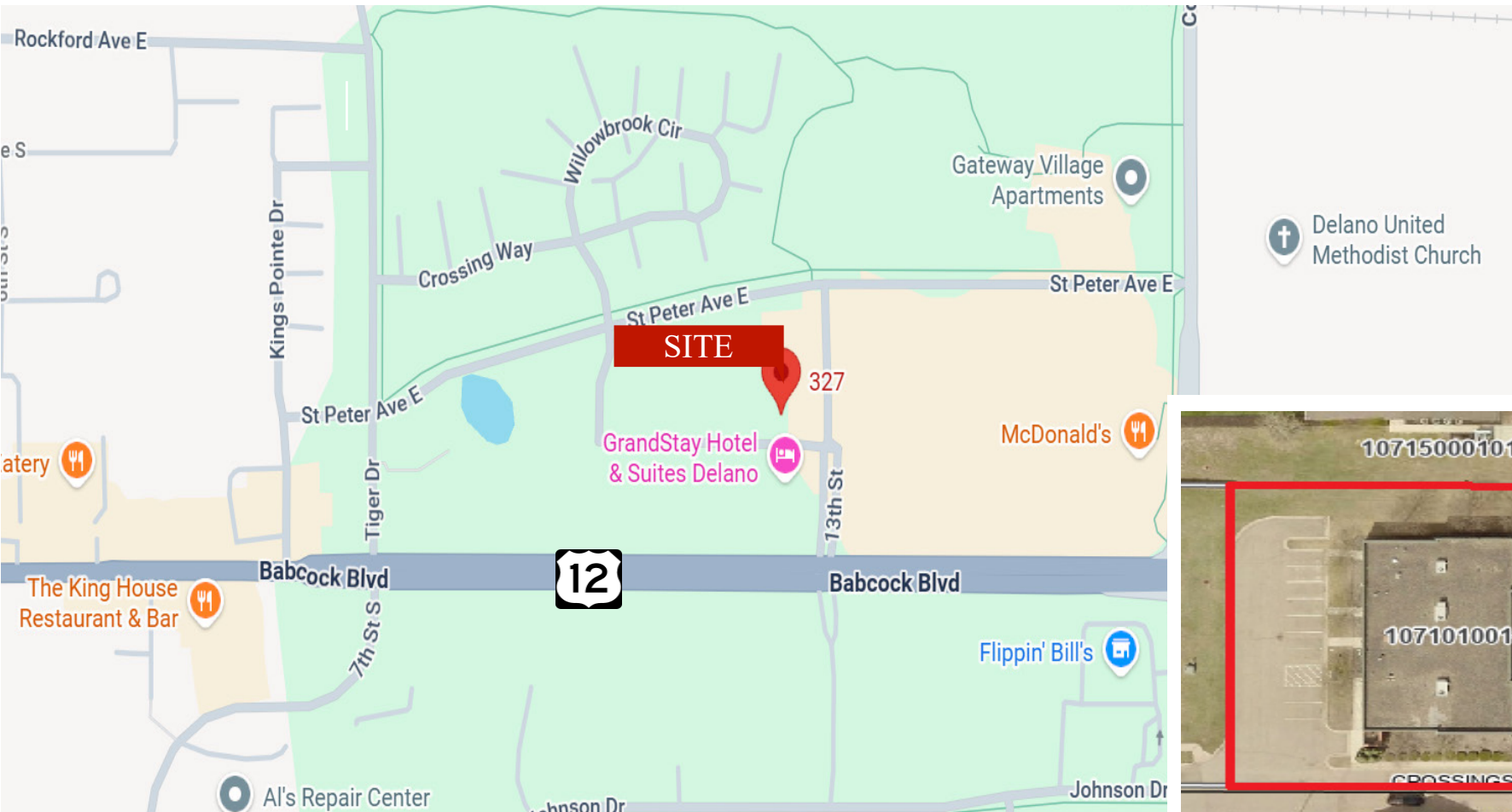
Sheila Zachman, Broker
763.244.0600
SZachman@Crs-Mn.com

- ◆ Easy Access to Hwy 12
- ◆ Delano Downtown District
- ◆ West of 13th Street
- ◆ North of Hwy 12

TRAFFIC COUNTS - 2024

* Hwy 12 - 14,790 VPD

* County Line Rd - 6,156 VPD



Businesses in the Area:

McLean Family Dental, Coborn's Grocery Store, Caribou Coffee, CVS, Ace Hardware, Cor Trust Bank, Delano Wine & Spirits, T-Mobile, Great Clips, Papa Murphy's, Holiday, Big Woods Childcare, Flippin' Bill's, McDonald's and more.

PROPERTY OVERVIEW

Lease Rate

\$17.00/psf NNN

Operating Expense	\$9.15/psf
Building	6,356/sf
Available	1,551/sf
Wright County	PID 107-101-001010
2025 Taxes	\$28,882.00
Zoned	B-2 General Business
Tenant	Multi-Tenant
Parking	Ample Parking

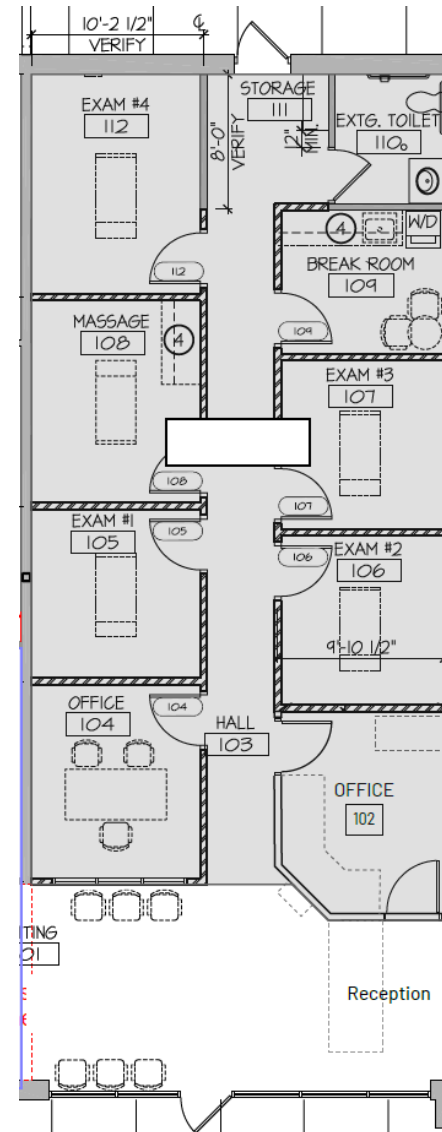


This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN

PROPERTY INFORMATION

- * Monument Signage Available
- * Seven (7) Offices
- * Nice Reception Area
- * Front and Rear Entrance/Exit
- * Former Chiropractic Office
- * HVAC Unit - 2 years old
- * Year Built - 2003
- * Number of Floors - One (1)



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.

INTERIOR



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.