

MULTIFAMILY REDEVELOPMENT (MIXED USE) FOR SALE

1635 DELANO AVENUE

MAPLE PLAIN, MN 55359



COMMERCIAL OR MF REDEVELOPMENT

KW COMMERCIAL | MINNETONKA

13100 Wayzata Blvd #400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

1635 DELANO AVENUE



OFFERING SUMMARY

PRICE:	\$275,000
FINANCING:	Contract for Deed financing available Potential TIF financial support from the city
BUILDING SF:	Approx. 2,308 SF
LOT SIZE:	0.34 Acres
YEAR BUILT:	1920
ZONING:	Mixed Use Downtown

Property Highlights

- Current two story building, unfinished basement
- Fall 2025: new sump and complete perimeter drain tile
- Would work well for multifamily development
- Contract for Deed financing available & potential TIF financial support from the city
- Delano Avenue frontage, which has direct Hwy 12 access
- Mixed Use, Multifamily zoning
- Within blocks of post office, library, Blackwater Coffee & Café, McGarry's Pub, Ace Hardware , local park and other amenities



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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PARCEL AREA: 0.34 acres, 15,000 SF

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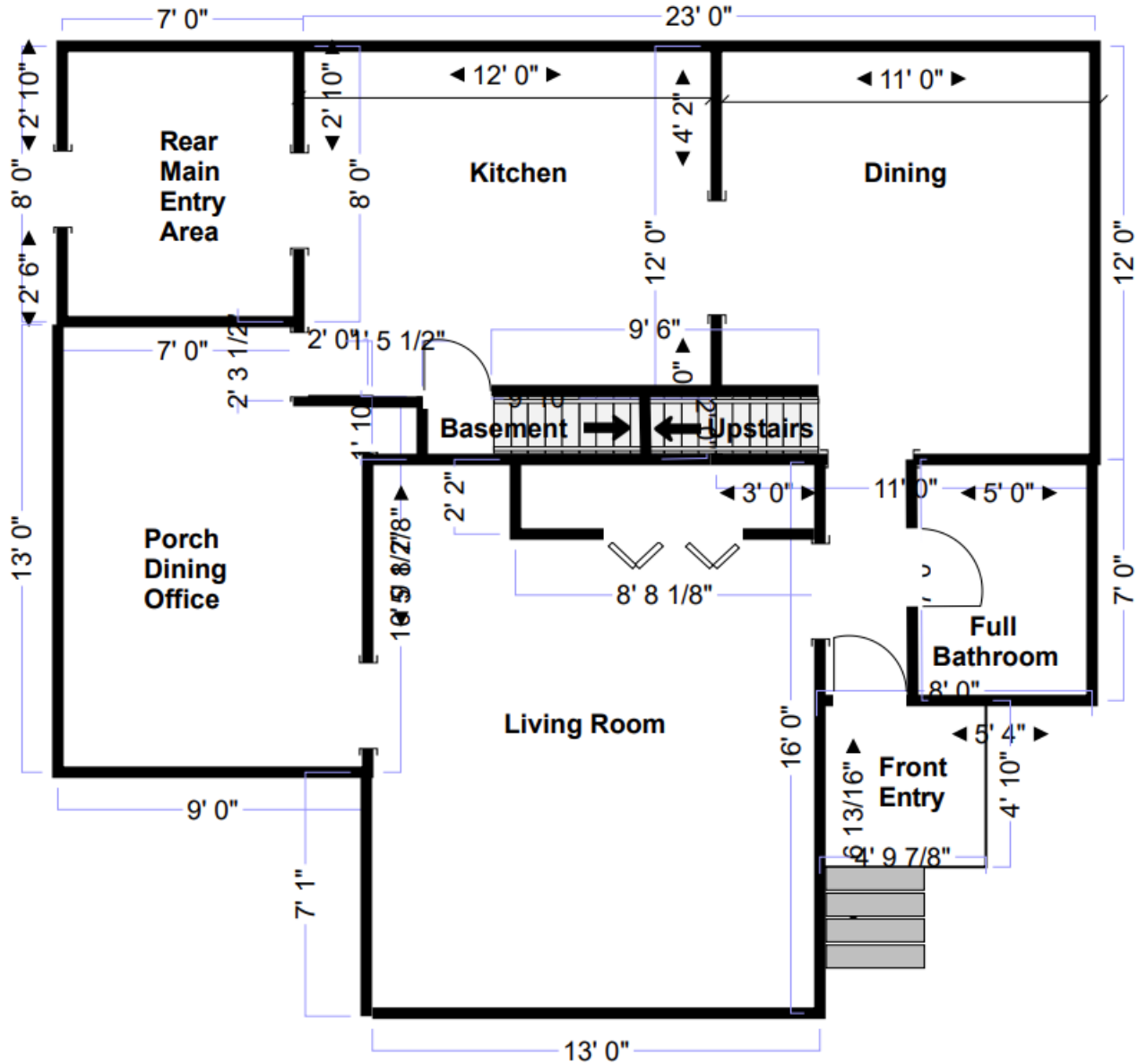
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MAIN LEVEL FLOORPLAN

1635 DELANO AVENUE



1635 Delano-Main Level



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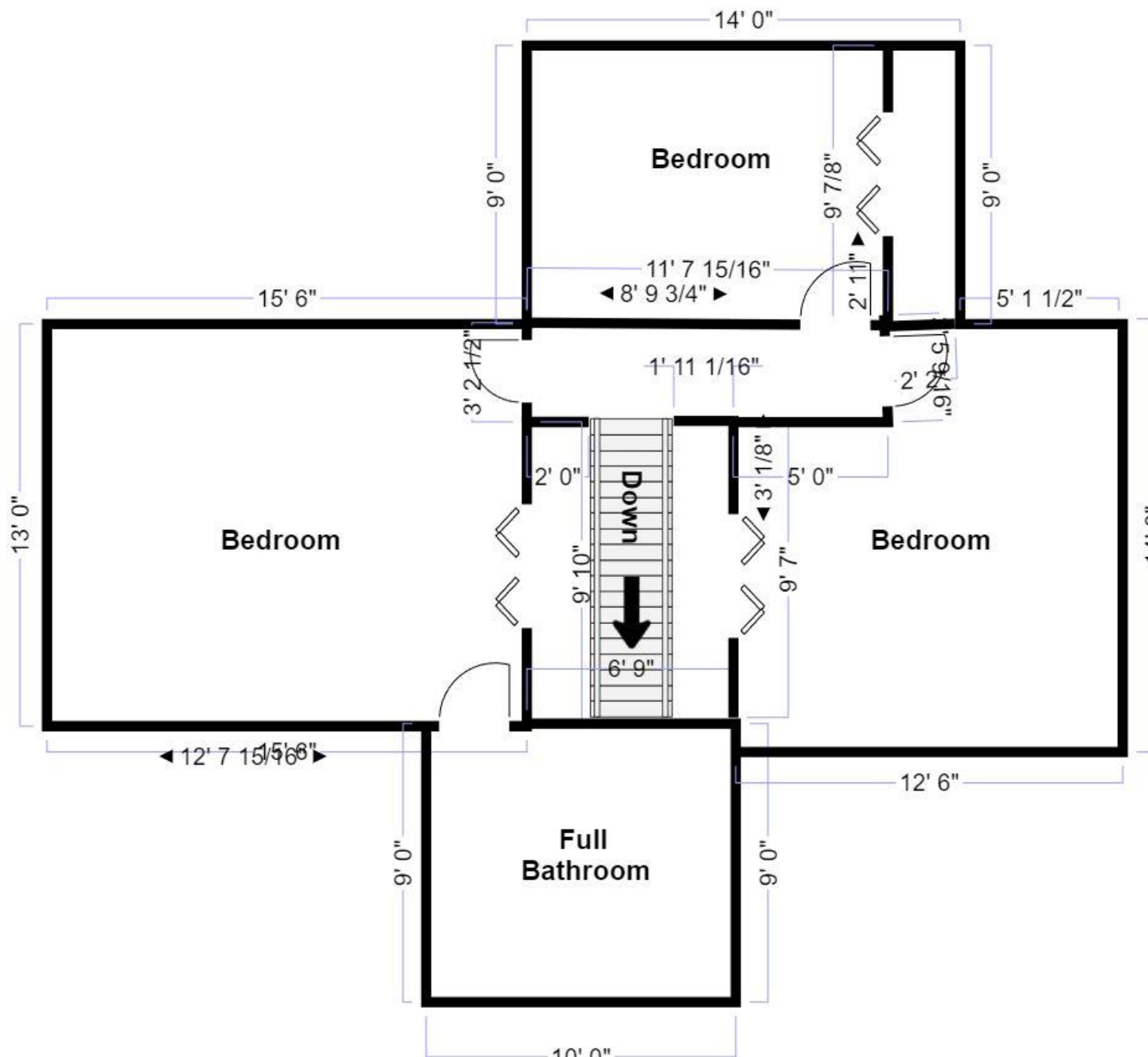
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UPPER LEVEL FLOORPLAN

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1635 Delano - Upper Level



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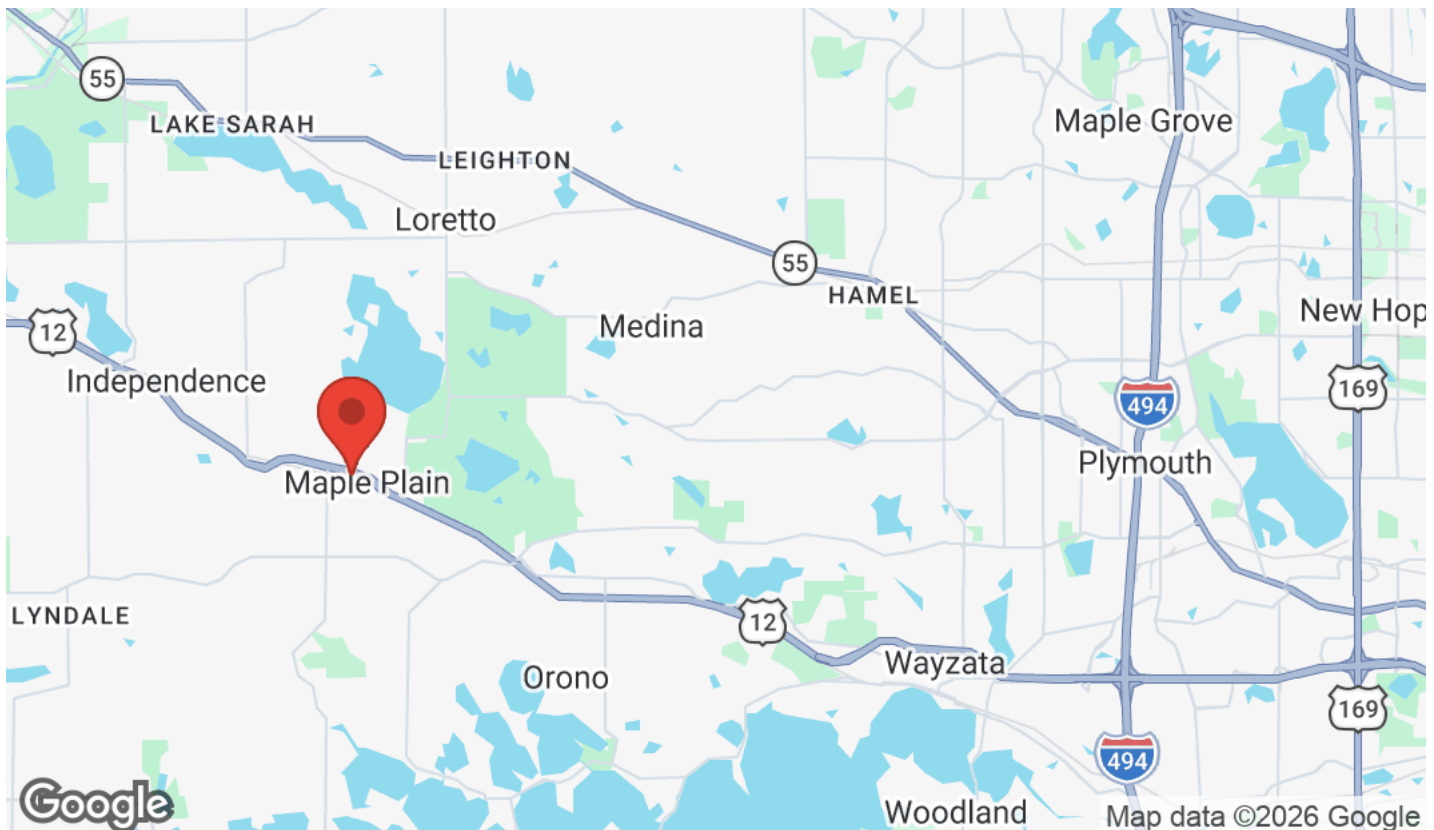
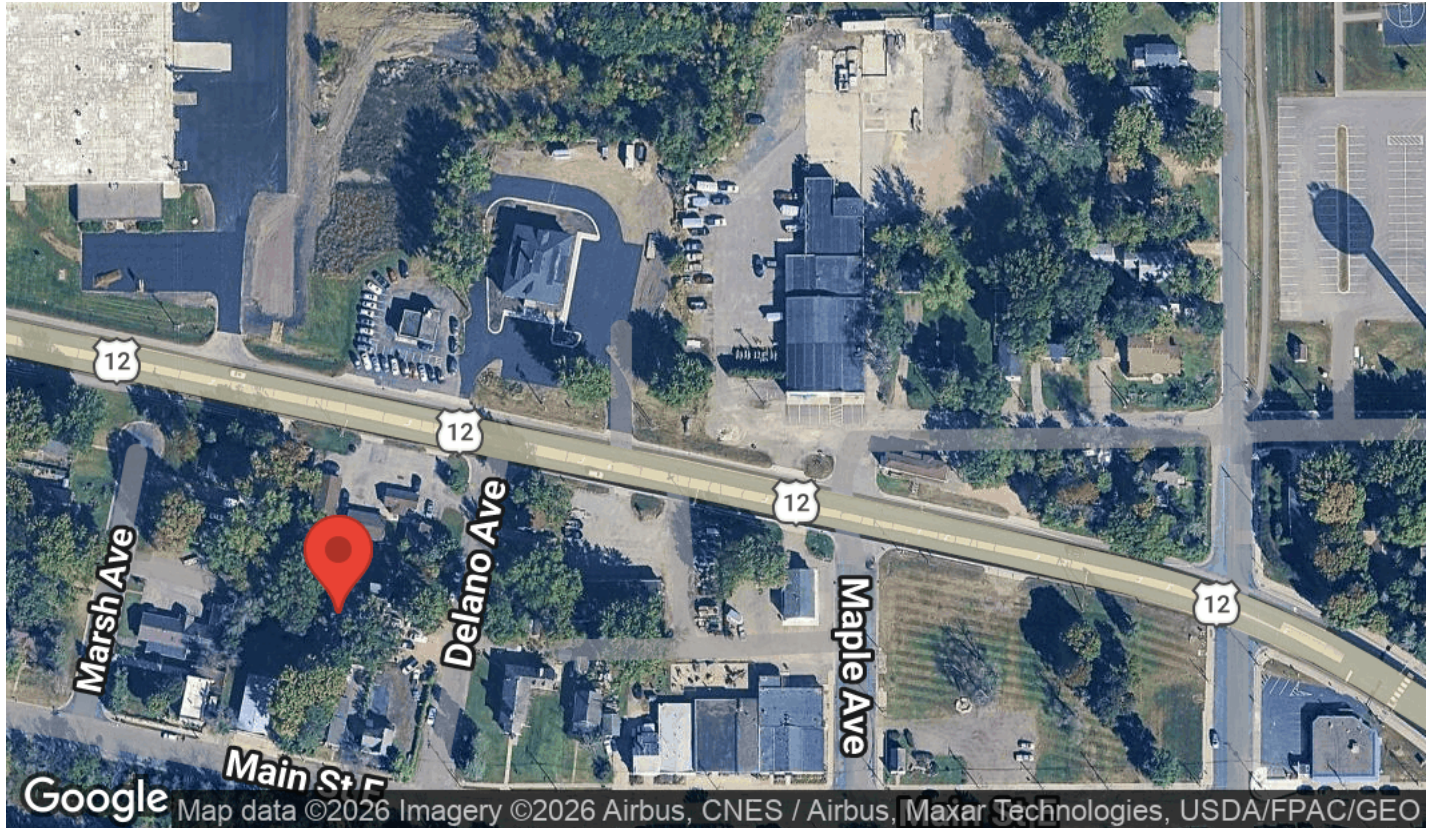
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LOCATION MAPS

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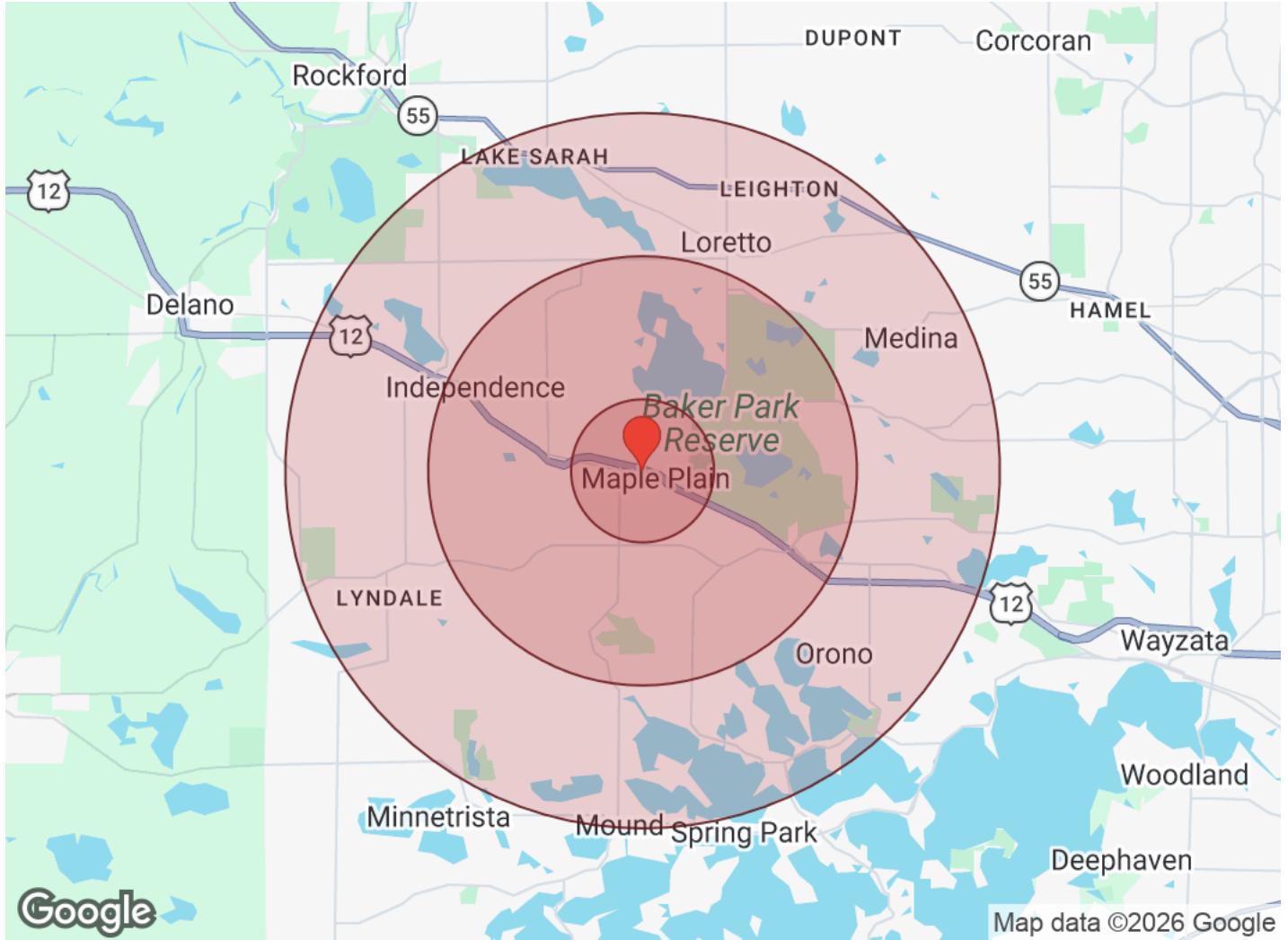
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DEMOGRAPHICS

1635 DELANO AVENUE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,188	2,969	11,132	Median	\$94,728	\$130,074	\$136,687
Female	1,093	2,743	10,591	Under \$15k	49	72	568
Total Population	2,282	5,712	21,723	\$15k - \$25k	41	76	226
				\$25k - \$35k	75	99	243
Housing				\$35k - \$50k	64	129	450
Total Units	1,034	2,367	9,280	\$50k - \$75k	140	231	802
Occupied	948	2,161	8,427	\$75k - \$100k	133	237	900
Owner Occupied	663	1,780	7,028	\$100k - \$150k	181	355	1,329
Renter Occupied	285	381	1,399	\$150k - \$200k	102	295	1,093
Vacant	86	206	853	Over \$200k	162	667	2,814
Age							
Ages 0 - 14	438	1,086	3,988				
Ages 15 - 24	199	578	2,246				
Ages 25 - 54	761	1,894	7,331				
Ages 55 - 64	363	950	3,508				
Ages 65+	521	1,205	4,650				

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Disclaimer

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