

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:	\$298,000
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
- Updates Fall 2025: new sump and complete perimeter drain tile, new furnace
- Would work well for multifamily development
- 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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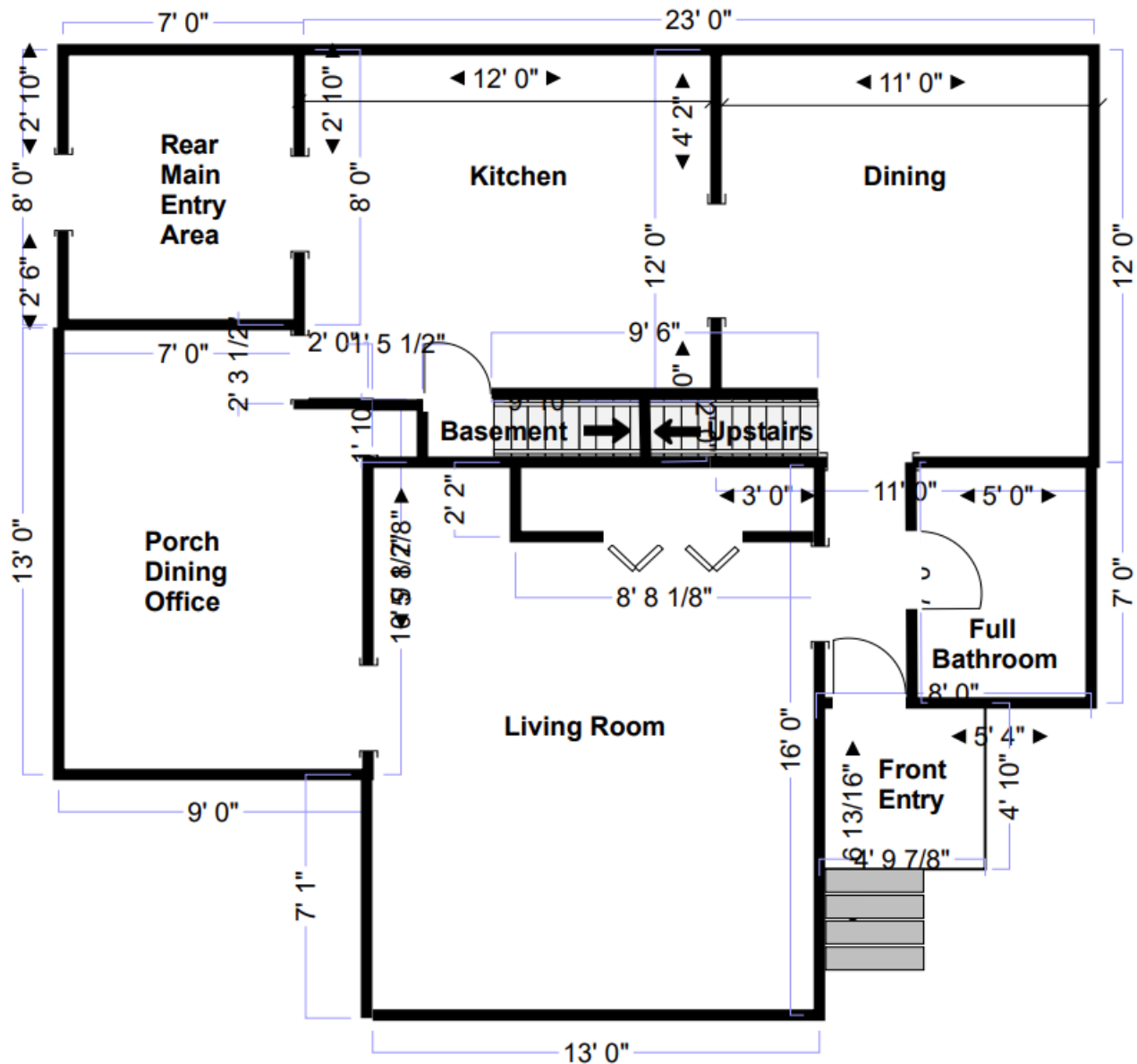
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MAIN LEVEL FLOORPLAN

1635 DELANO AVENUE



1635 Delano-Main Level



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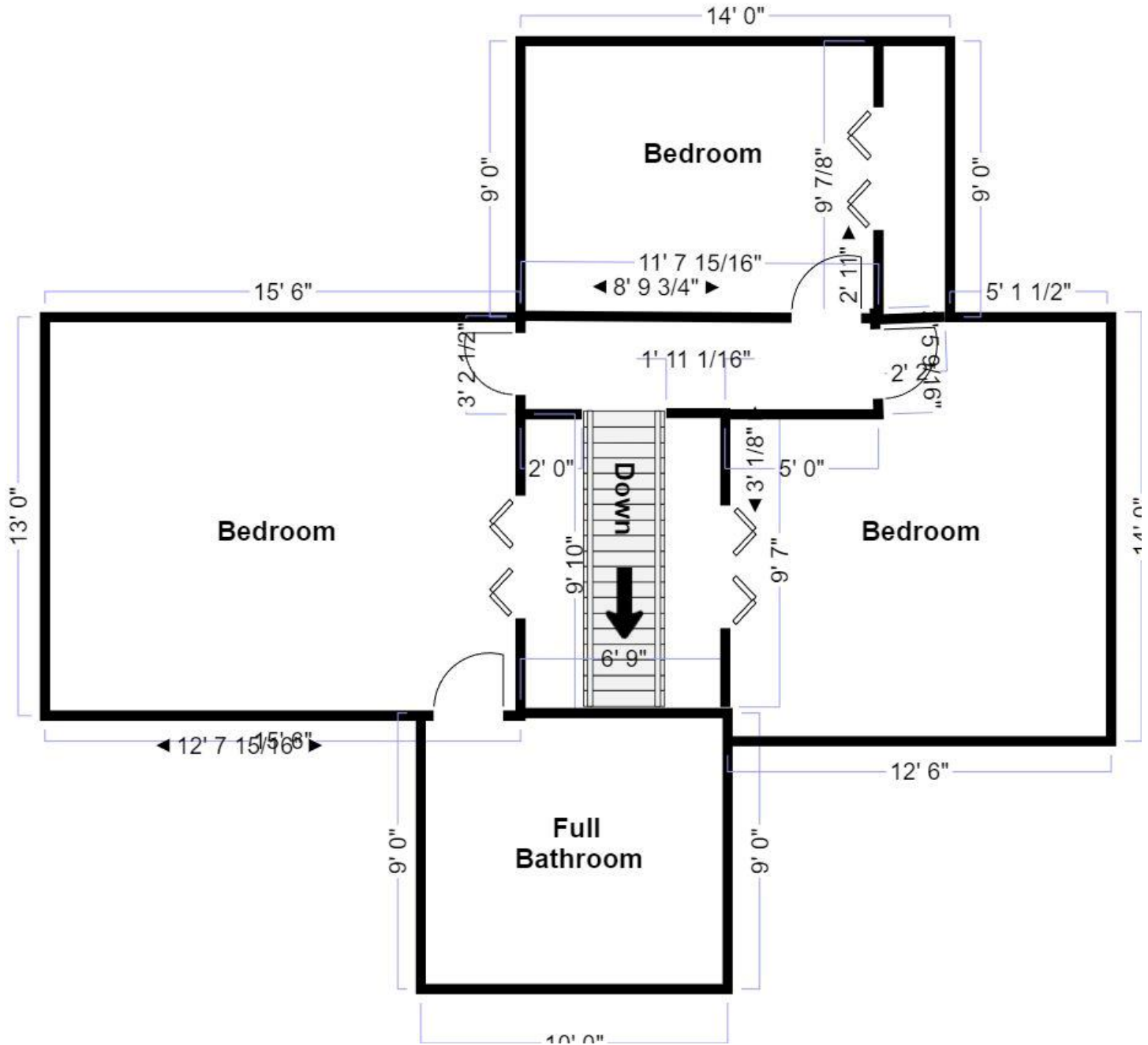
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UPPER LEVEL FLOORPLAN

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1635 Delano - Upper Level



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LOCATION MAPS

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DEMOGRAPHICS

1635 DELANO AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	1,201	2,991	11,152
Female	1,107	2,744	10,576
Total Population	2,308	5,735	21,728

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	454	1,130	4,111
Ages 15-24	191	571	2,233
Ages 25-54	761	1,885	7,272
Ages 55-64	380	979	3,604
Ages 65+	522	1,170	4,507

Income	1 Mile	3 Miles	5 Miles
Median	\$93,163	\$127,403	\$133,476
< \$15,000	53	77	588
\$15,000-\$24,999	41	77	229
\$25,000-\$34,999	75	101	251
\$35,000-\$49,999	67	133	465
\$50,000-\$74,999	150	246	858
\$75,000-\$99,999	131	232	884
\$100,000-\$149,999	188	365	1,364
\$150,000-\$199,999	99	282	1,046
> \$200,000	157	663	2,791

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,045	2,379	9,310
Occupied	960	2,177	8,474
Owner Occupied	673	1,795	7,080
Renter Occupied	287	382	1,394
Vacant	85	202	836

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Disclaimer

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