

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

**PRESENTED BY:**

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# EXECUTIVE SUMMARY

1635 DELANO AVENUE



## OFFERING SUMMARY

PRICE:	\$298,000
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

1635 DELANO AVENUE



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## PROPERTY PHOTOS

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PARCEL AREA: 0.34 acres, 15,000 SF

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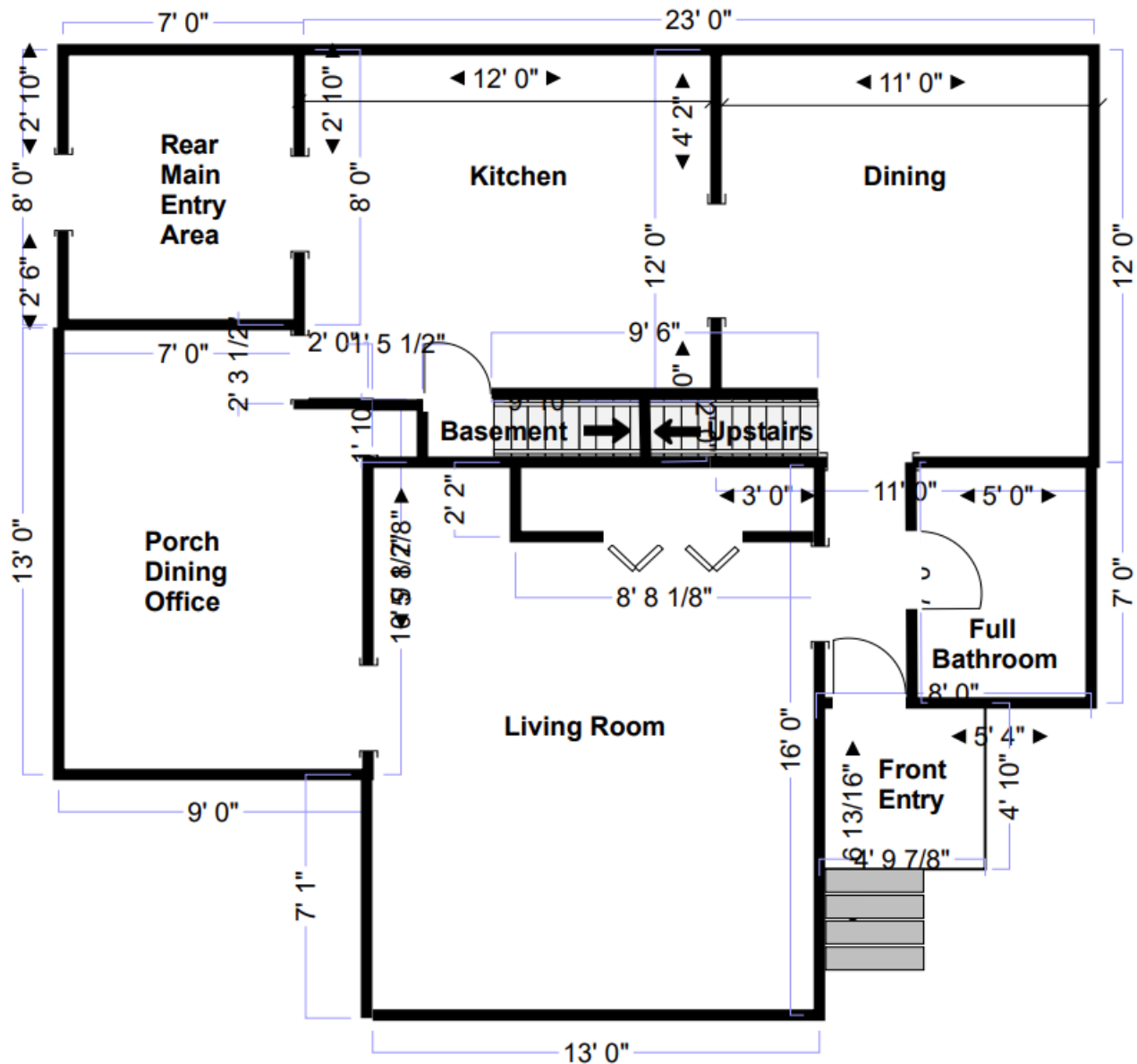
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# MAIN LEVEL FLOORPLAN

1635 DELANO AVENUE



## 1635 Delano-Main Level



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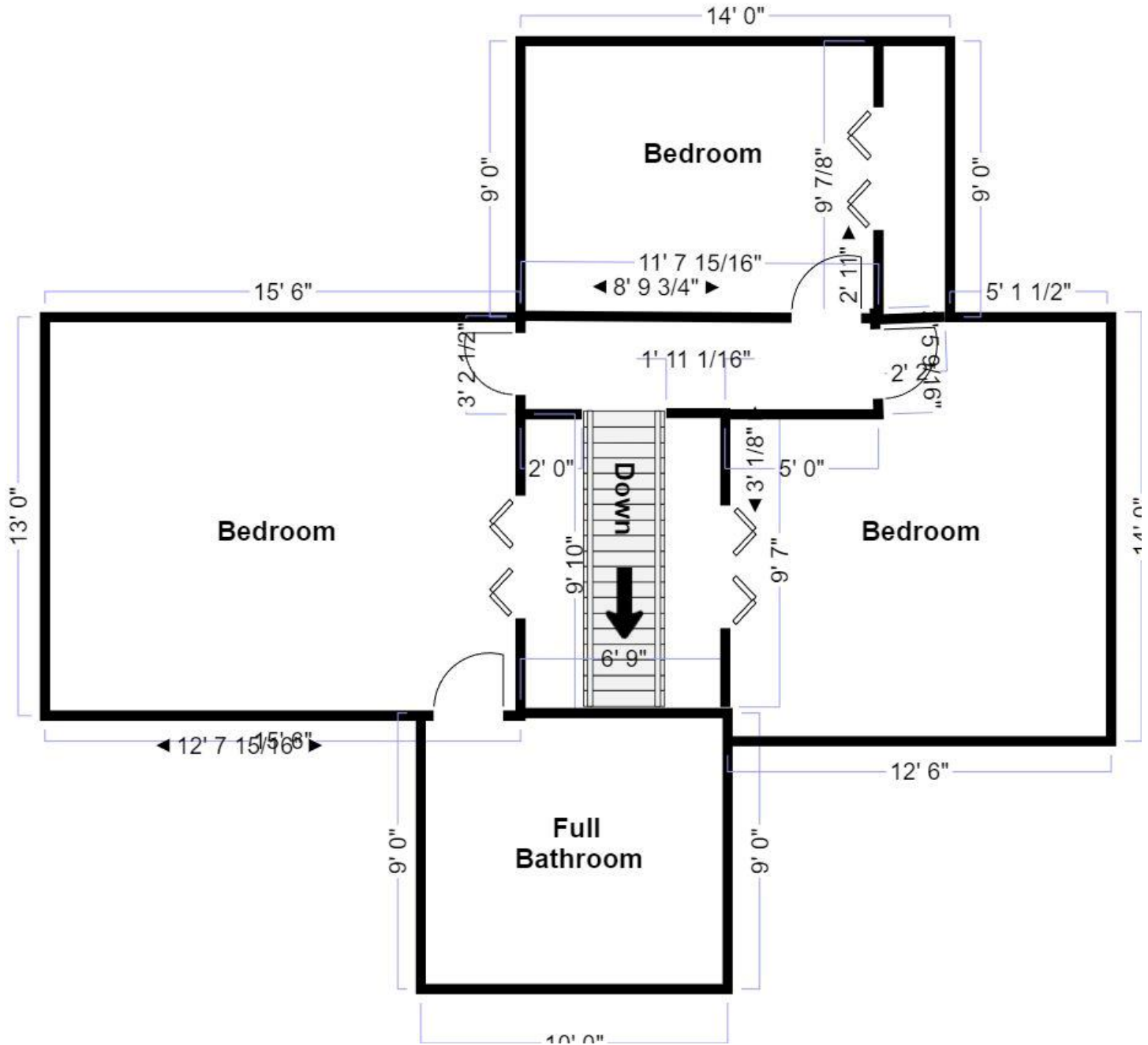
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# UPPER LEVEL FLOORPLAN

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1635 Delano - Upper Level



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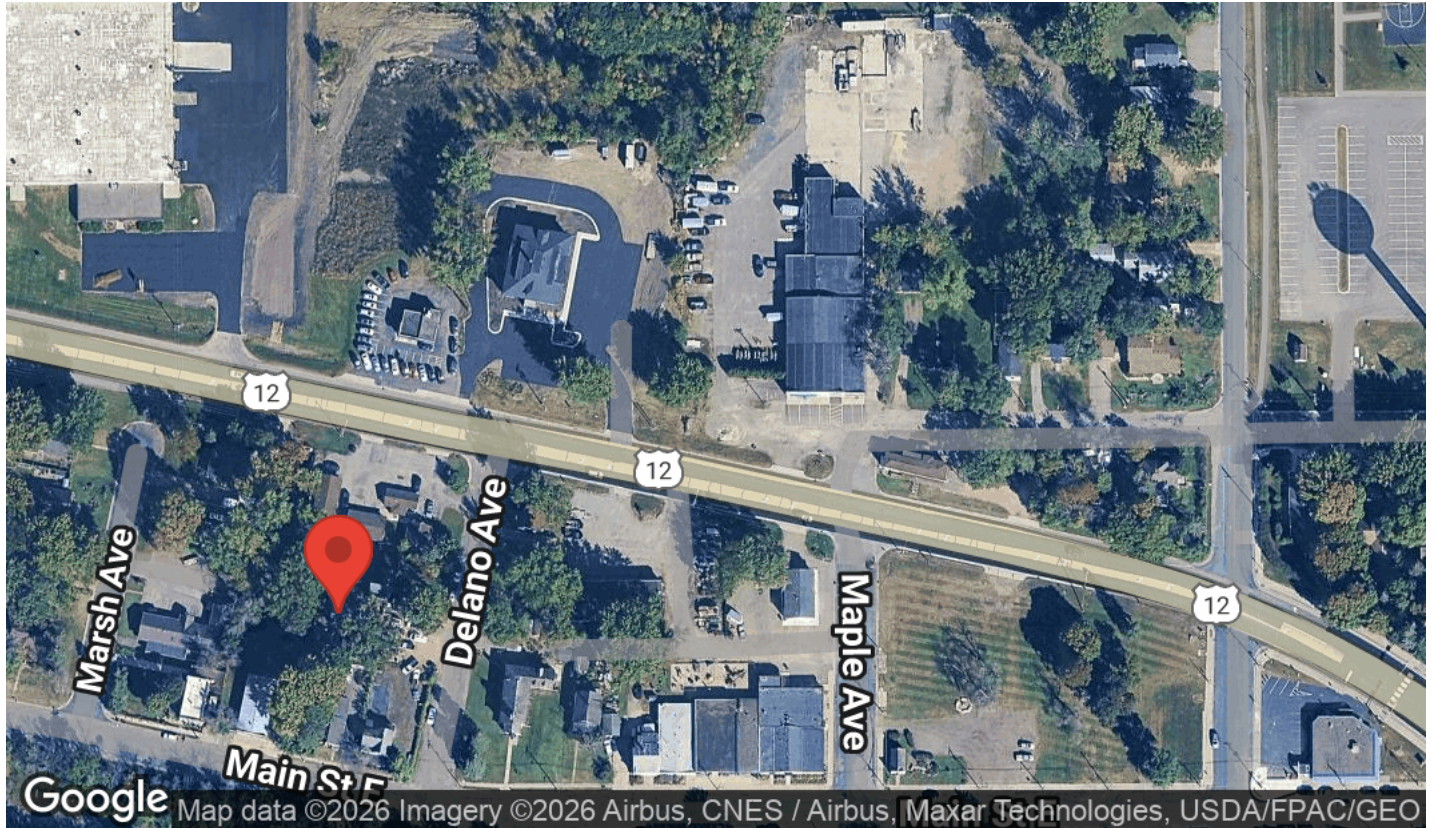
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## LOCATION MAPS

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,188	2,969	11,132
Female	1,093	2,743	10,591
Total Population	2,282	5,712	21,723

Age	1 Mile	3 Miles	5 Miles
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

Income	1 Mile	3 Miles	5 Miles
Median	\$94,728	\$130,074	\$136,687
< \$15,000	49	72	568
\$15,000-\$24,999	41	76	226
\$25,000-\$34,999	75	99	243
\$35,000-\$49,999	64	129	450
\$50,000-\$74,999	140	231	802
\$75,000-\$99,999	133	237	900
\$100,000-\$149,999	181	355	1,329
\$150,000-\$199,999	102	295	1,093
> \$200,000	162	667	2,814

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,034	2,367	9,280
Occupied	948	2,161	8,427
Owner Occupied	663	1,780	7,028
Renter Occupied	285	381	1,399
Vacant	86	206	853

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