

# Mixed Use Facility For SALE \$427,777



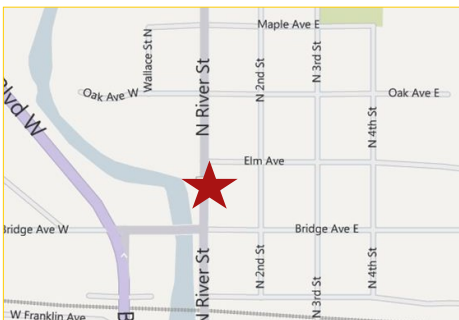
248 River Street  
Delano, MN

## Successful Income Producing Property—Fully Operational!

Historic building with ground level restaurant and six newly updated residential rental units on upper level.

Charming historic building near the intersection of Bridge Avenue and River Street in downtown Delano. Fully-equipped 2,700 SF restaurant on ground level. Convenient curbside parking and six private spaces in the adjoining lot.

Six recently updated residential units, each with range and refrigerator, make up the second level. Each unit is individually metered for utilities. Shared on-site coin-op laundry facility. Back lot includes block storage facility with an overhead door.



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# Mixed Use Facility For SALE \$427,777

**248 River Street  
Delano, MN**

## Site Data

### Building features and amenities include:

- Fully equipped ground level restaurant
- Full Basement
- Six upper level residential rental units
- Shared upper deck/porch
- Individually metered
- On site coin op laundry
- 70% rented
- Adjacent six vehicle parking lot
- Cinder block storage building



<b>Listing Price:</b>	\$427,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	248 River Street, Delano, MN 55328	
<b>PID Number:</b>	10701100230	
<b>Legal Description:</b>	Sect-11 Twp-118 Range-025 Atwater's Addn Lot-023 Block-001	
<b>Zoning:</b>	Business/Commercial, Residential-Multi-Fmaily	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
	Central Air	No
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	2	
<b>Number of Units:</b>	Commercial	One
	Residential	Six
<b>Foundation Size:</b>	4,000SF	
<b>Total SF</b>	6,400 SF	
<b>Lot Dimensions</b>	50 x 150	
<b>Building Type:</b>	Brick/Stone	
<b>Year Built:</b>	1900	
<b>Parking:</b>	Lot with six spaces	
<b>Occupied:</b>	Yes	
<b>Neighboring:</b>	Commercial and Residential	
<b>General:</b>	Historic Delano building consists of q 2,700 SF restaurant/bar on the main level and six residential units on the second level. The restaurant is fully equipped. Rental units have been recently updated. Individually metered for utilities, 70% rented.	

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**123 Street Name  
City, MN**

**55328 Demographics**

## Community-at-a-Glance

County Seat:

**Wright**

Population:

**34,947**

Median Age:

**37.8**

Average Family Size:

**3.04**

Median Single Family

Home Value:

**\$132,200**

Median Household Income:

**\$51,596**

Commute Time (minutes):

**22.6**

*\*2000 US Census Data*

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2011 ROCK SOLID Commercial.

*Last Updated: Thursday, July 21, 2011*

General Characteristics	Number	Percentage
Total population	3,837	—
<i>Male</i>	1,885	49.1
<i>Female</i>	1,952	50.9
Median age (years)	31.3	—
<i>Under 5 years</i>	390	10.2
<i>18 years and over</i>	2,550	66.5
<i>65 years and over</i>	273	7.1
Average household size	2.80	—
Average family size	3.37	—
Total housing units	1,391	—
Social Characteristics	Number	Percentage
Population 25 years and over	2,235	—
<i>HS graduate or higher</i>	2,122	91.3
<i>Bachelor's degree or higher</i>	556	23.9
Male, now married	836	62.2
Female, now married	832	58.4
Economic characteristics	Number	Percentage
In labor force	2,120	78.7
Mean travel time to work (minutes)	26.5	—
Median household income (dollars)	52,917	—
Median family income (dollars)	63,011	—
Per capita income (dollars)	21,538	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	998	—
<i>Median value (dollars)</i>	135,100	—
Median of selected monthly owner costs with mortgage (dollars)	1,168	—

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