

FOR SALE

\$299,000

PROFESSIONAL OFFICE BLDG

125 2<sup>nd</sup> St. N.  
Delano, MN 55328



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## PROPERTY OVERVIEW

Don't miss this rare opportunity to secure a prime space in one of Delano's most dynamic commercial corridors. Discover endless potential in this exceptional 2,500+ sqft bi-level commercial building in Downtown Delano professional corridor, ideally located on the most active central downtown block. Perfectly suited for medical, dental, wellness, or professional office use, this property also offers a unique split level layout ideal for creative photography studios, art galleries, or boutique clinics. With its flexible floorplan, easy flow infrastructure, and light-filled interiors, this space is designed to support a wide variety of business commerce or hobby types looking for visibility, functionality and low maintenance. The building features two well-configured levels, offering both open workspaces and semi-private office, bullpen or treatment rooms. High ceilings, large windows, and simple finishes in a professional yet welcoming environment for staff and clients alike. Whether you're expanding an established practice, looking for quiet space, or launching a new venture, the flow and layout is flexible and supports future patient care, client services, or collaborative work. Situated in a desirable downtown Delano location next to the library and accounting/financial advisory firms, this affordable property enjoys excellent walkability, visibility, and access to local amenities. Ample street parking ensures convenience for visitors and staff with a surrounding neighborhood adding value and energy to your business presence.

## CONTACTS

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1600 W. 82nd St., Suite 105, Bloomington, MN 55431

# ADDITIONAL PHOTOS

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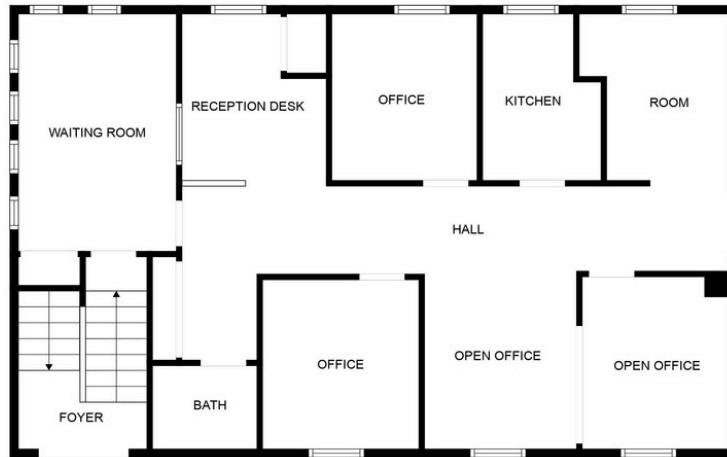
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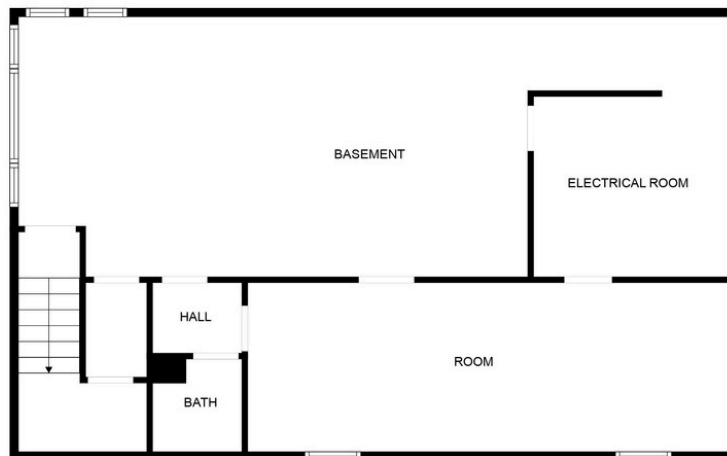


# FLOOR PLANS

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FLOOR 2



FLOOR 1

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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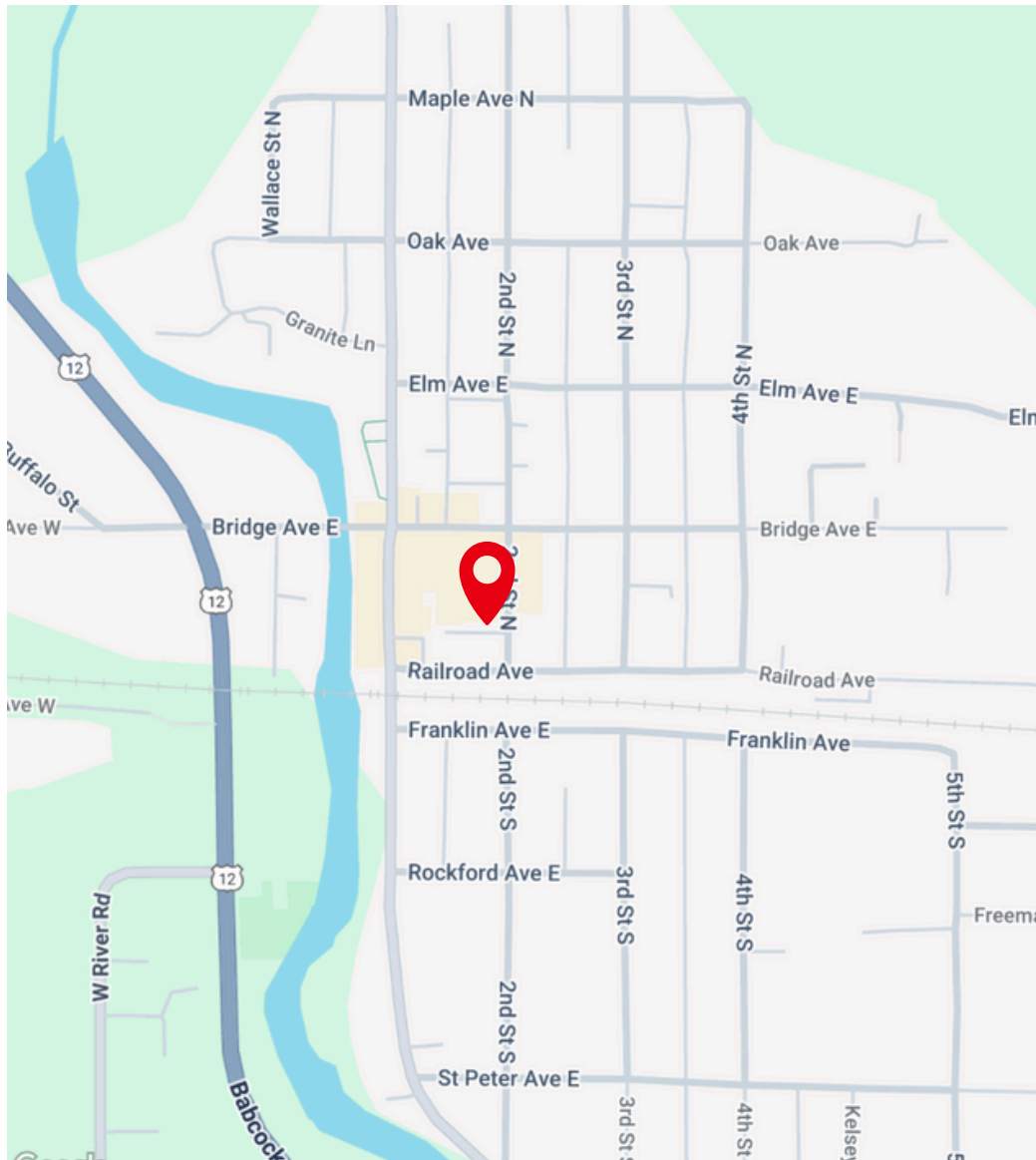
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# MAPS

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