

**F** **FOR SALE**



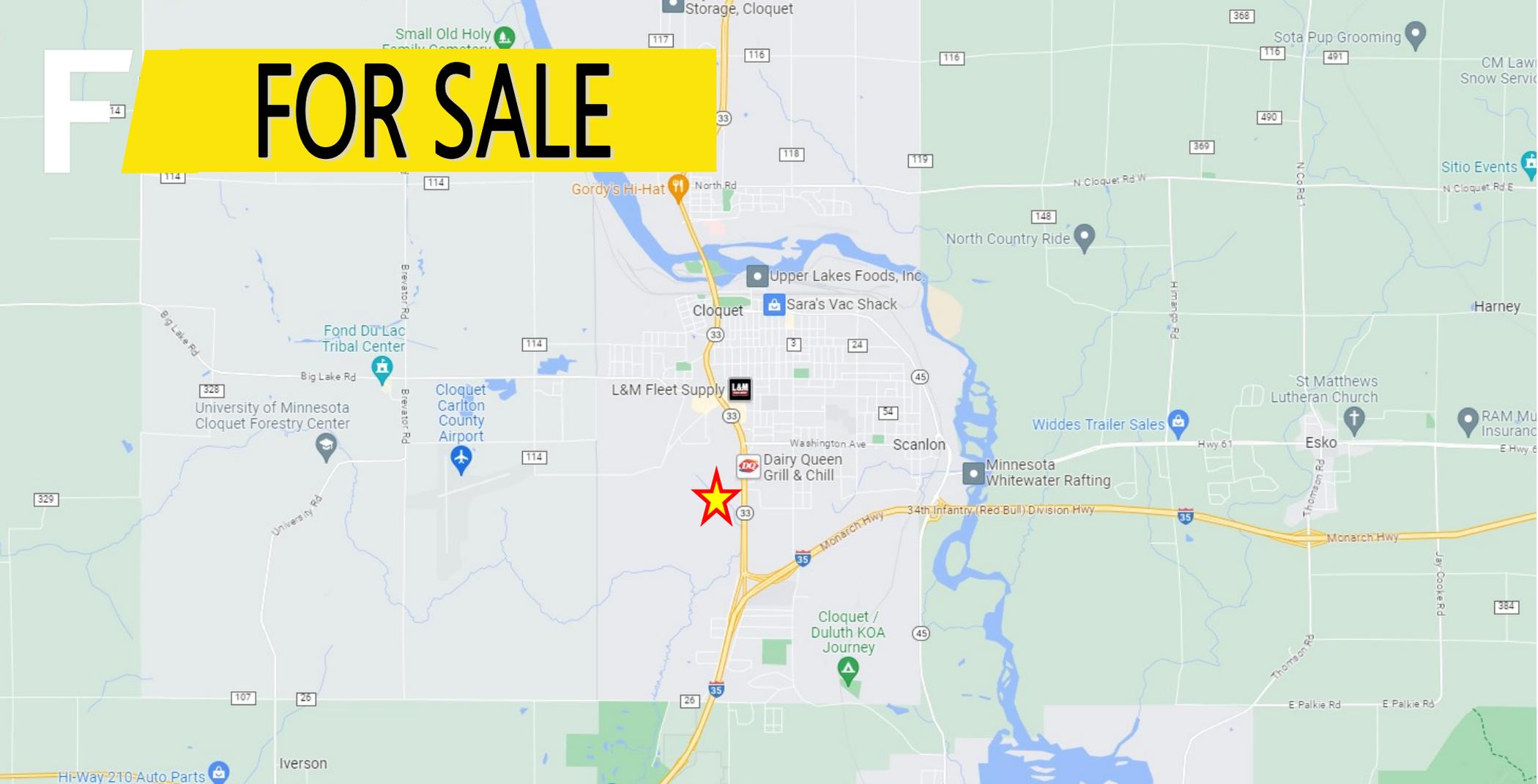
**Prime Cloquet Site**  
**1513 S Hwy 33, Cloquet, MN**  
**Offered at \$975,000**

Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)

230 East Superior Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

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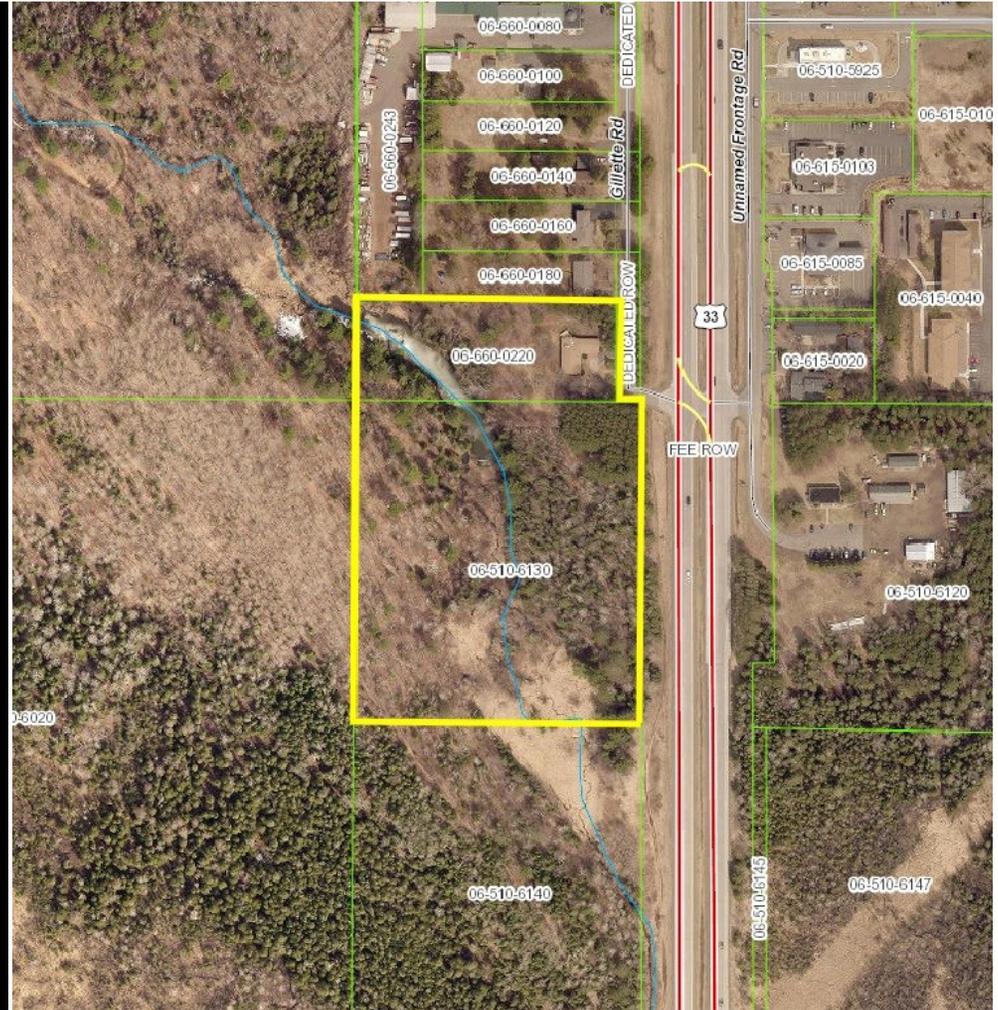
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- 806' of Highway Frontage
- Approximately 11 Acres
- Zoned Highway Commercial
- #06-660-0220 & 06-510-6130
  - 2023 Taxes \$8,830.00

Undeveloped Prime Hwy 33 site!

Previously residential, now commercial land with no environmental issues! Absolutely perfect for new development and a massive stretch of highway frontage at the entrance to Cloquet. Prime Retail Corridor!! Frontage road and huge crossover at site make this a great deal for future development. All utilities at site.



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