

F FOR SALE



Offered at \$895,000

1623 London Rd ▪ Duluth, MN

Unbeatable Visibility on London Road



Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ GregFollmer@gmail.com

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

All Information Herein Deemed Reliable but not Guaranteed

**Introducing an exceptional opportunity on
London Road in Duluth, MN!**

1623 London Rd offers unbeatable visibility and ample parking. This prime location features 3,500 SF above grade with a full, finished basement, providing endless possibilities for your business. The property boasts high traffic and visibility, making it the perfect spot to bring your ideas to life. With excellent on-site parking, this property stands out with huge potential.

Don't miss out on the chance to own a piece of this thriving area. Make your mark in the Duluth business scene with **1623 London Rd!** Listed at \$995,000, this property is a rare find!



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#010-1460-03610

#010-1460-03600

#010-1460-03620

2024 Taxes \$20,178.00

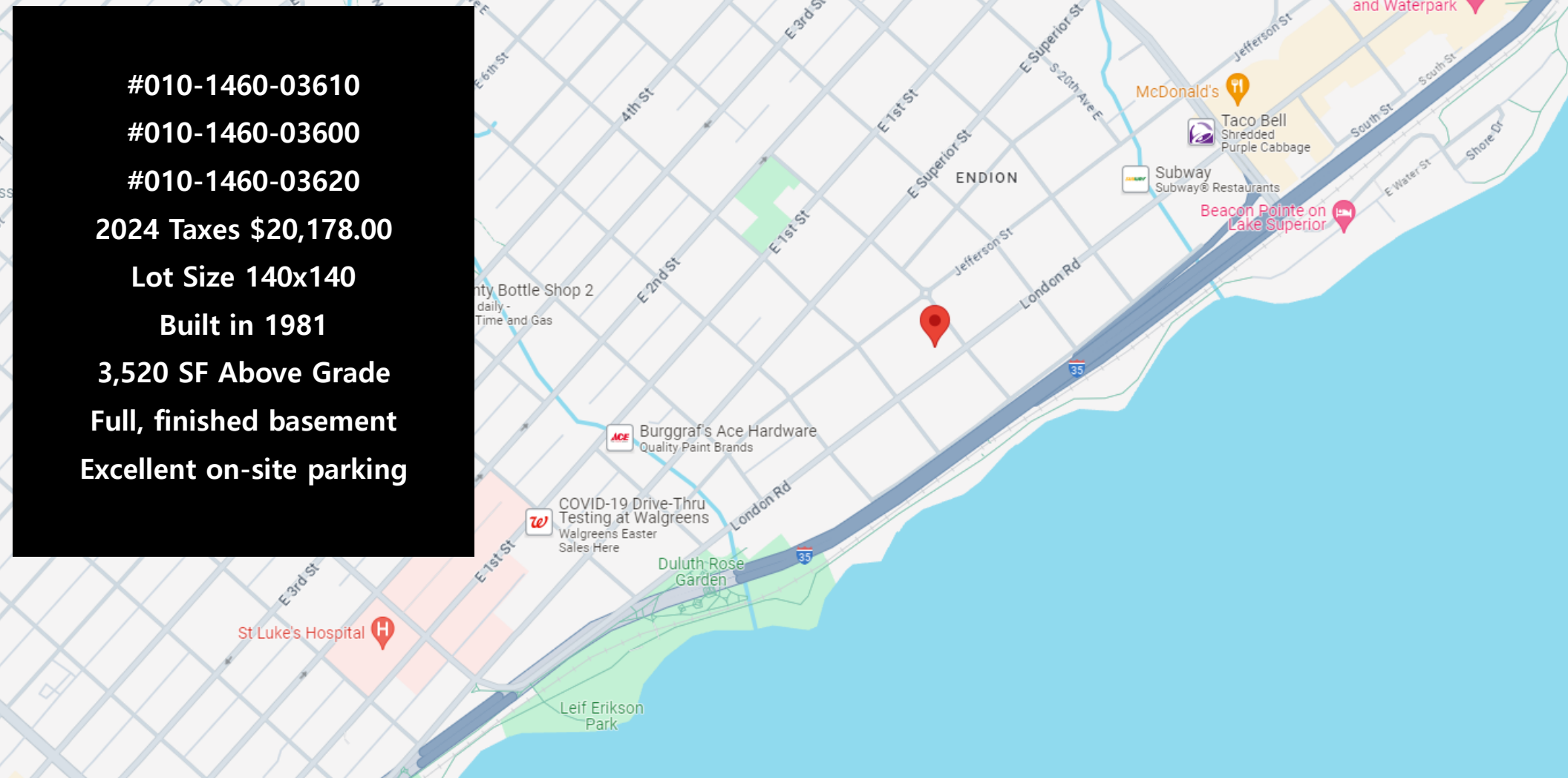
Lot Size 140x140

Built in 1981

3,520 SF Above Grade

Full, finished basement

Excellent on-site parking



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