



1405 Miller Trunk Highway, Suite 600, Duluth MN 55811 (218) 727-0064

FOR SALE: 4891-4887 MILLER TRUNK HWY 53, HERMANTOWN 55811



WOODRIDGE OFFICE BUILDING:

7688 SQ FT BUILDING

2.3 ACRES

CROSS EASEMENTS FOR
EASY ACCESS TO A CON-
TROLLED INTERSECTION

MULTI TENANTS
INCLUDING LOT LEASE
FOR AUTO DEALER AND
SHED DEALERSHIP

BUILT IN 1955

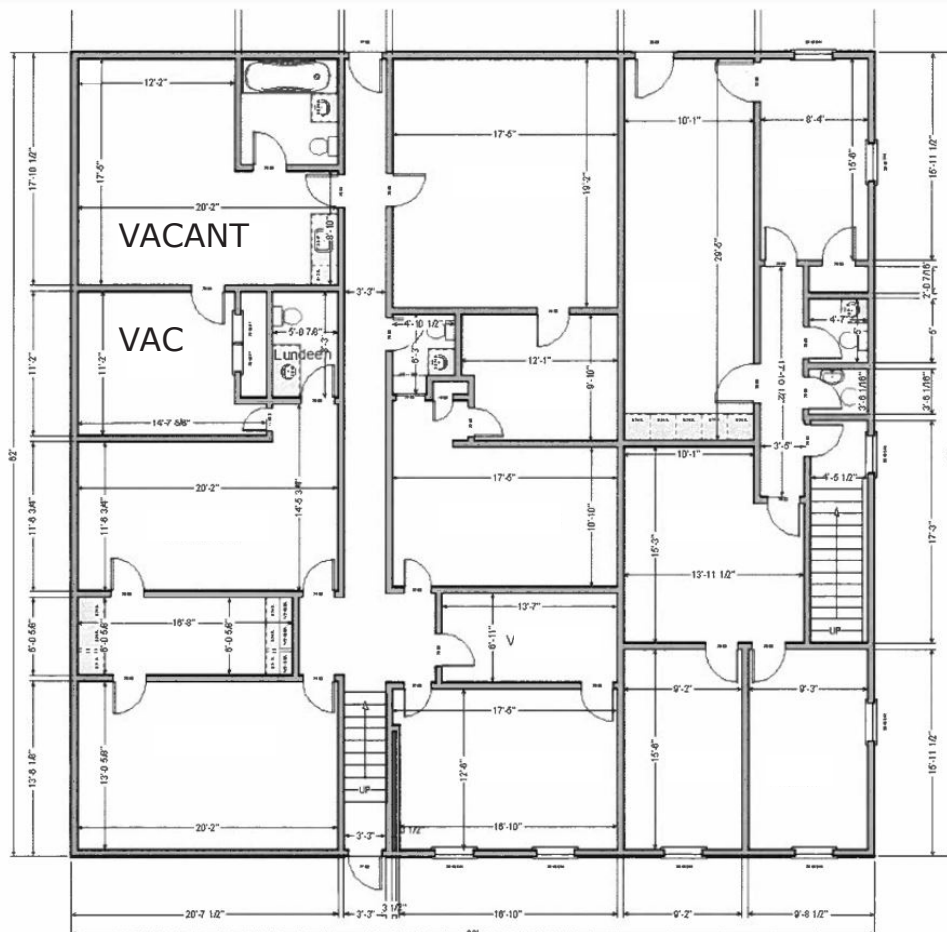
PROFESSIONALLY
MANAGED BY CMRA,LLC

2 VACANT SUITES
AVAILABLE



ASKING PRICE:
\$1,300,000

WWW.CMRASELLS.COM



SECOND FLOOR

TENANTS:
PETE STAUBER FOR
CONGRESS

INNER FOCUS

BRAD ANDERSON
INSURANCE AGENCY

POINT HORIZON

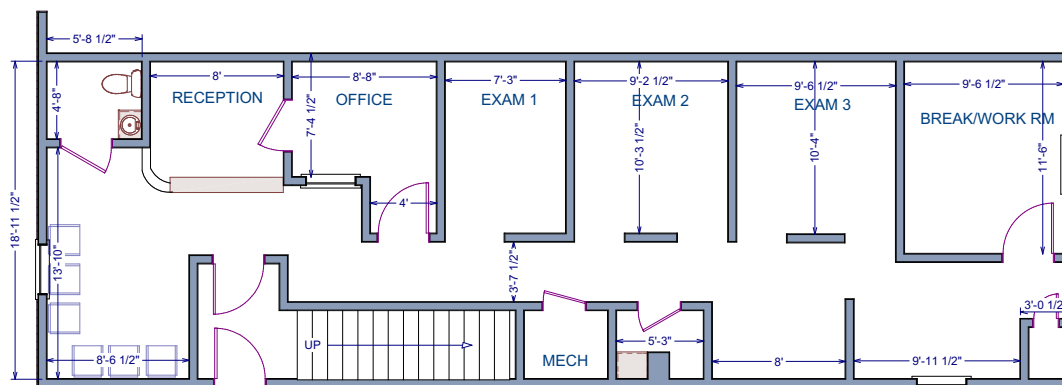
KILIAN HEALTH
MASSAGE

WILD BIRDS UNLIMITED

NEW TENANT OCT 1

TWIN PORTS SHEDS

ARROWHEAD AUTO
SALES



FIRST FLOOR VACANCY

CURRENT INCOME	\$90900
VACANT INCOME POTENTIAL	\$3182
12 MO Average Expenses	\$50127
2022 TAXES	\$37508

Call: Beth Wentzlaff

Broker/President

Licensed MN & WI

(218) 590-7570

beth@cmrasells.com

