

F **FOR SALE**



Offered at \$225,000

2224 W 3rd St • Duluth, MN

Affordable Commercial Opportunity

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

Small Business Rules!!

Renovated neighborhood commercial Building! Located on West 3rd with service door in the alley along with room for parking. This is an excellent opportunity in the rapidly developing Lincoln Park Neighborhood. Prime location just down the street from Johnson's Bakery and near busy Lincoln Park boasting world class biking trails. Great price for many retail or service companies.



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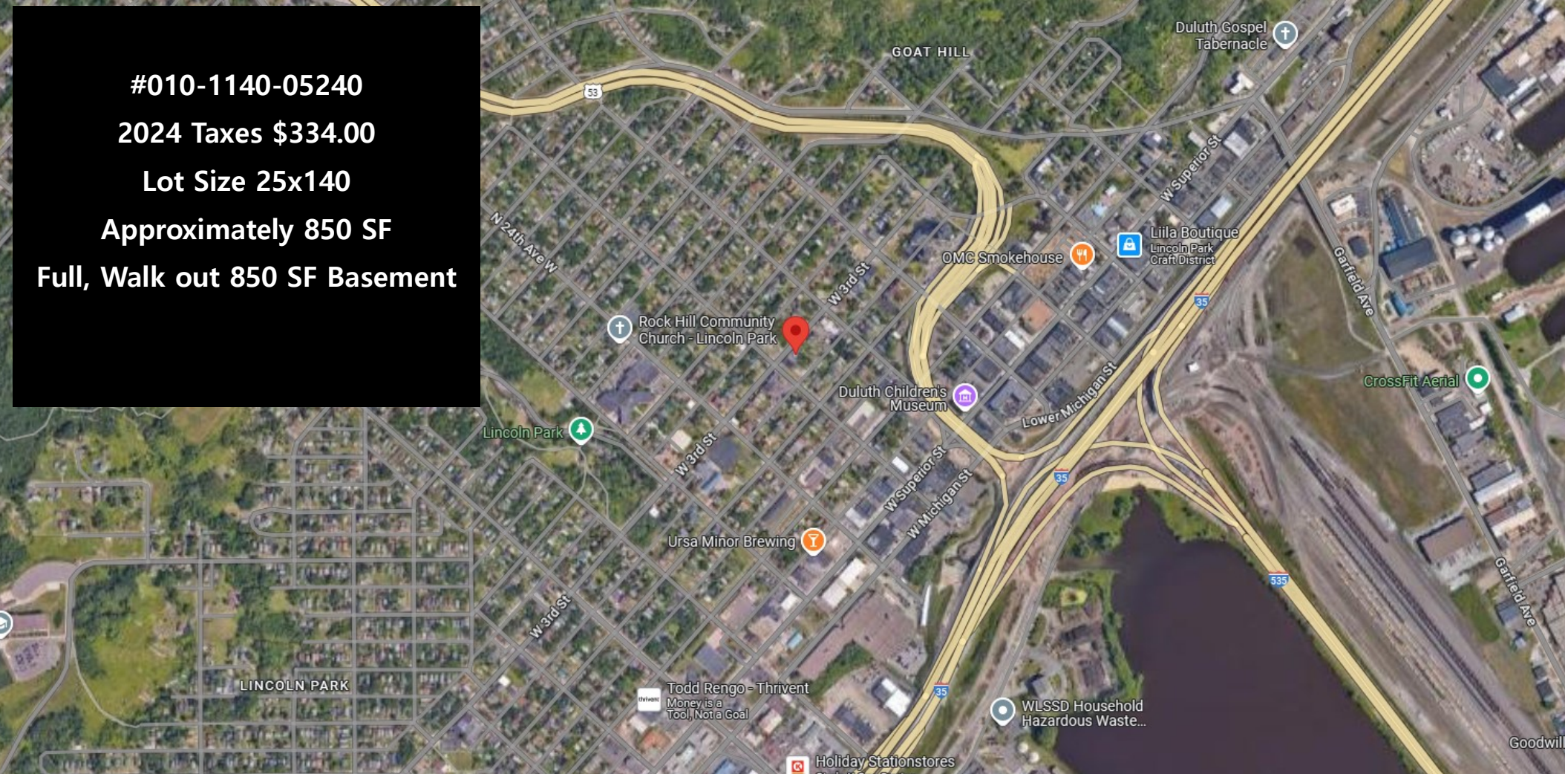
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2024 Taxes \$334.00

Lot Size 25x140

Approximately 850 SF

Full, Walk out 850 SF Basement



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