

F FOR SALE OR LEASE



Follmer
COMMERCIAL REAL ESTATE

5906 Old Miller Trunk Hwy
37 Acres / 13,548 SF Building
\$1,450,000 or \$8,500/Month NNN

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

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Unbelievable Opportunity!!! Just under 38 acres along HWY 53 with a 13,548 SF Building that is currently home to the "Cast Iron" restaurant. Current owners have invested greatly into the building and it is in excellent condition. New roof with 20 year guarantee, resurfaced blacktop, many restaurant upgrades, steel siding, huge outdoor patio, two additional out buildings currently used for storage & outdoor events. This would be an excellent turn key opportunity or a prime building with acreage for many uses or re-development.

Follmer for results.

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- 380-0010-07610, 08115, 07650, 08120
- 2022 Taxes \$12,394.00
- Zoning MU-4 & RES-9
Grand Lake Township
- 37.66 Acres
- 480 Volt 3-Phase Power
- Oversized Gas Line
- Municipal Sewer



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