411 Anderson Duluth, Mn

Surrounded by mall development

Zoned Multi-Use at High-Exposure Commercial Corner

- **Prime location** at the corner of Anderson Rd and Central Entrance (Miller Trunk Hwy) — a **high-traffic, signalized intersection** offering future commercial redevelopment potential
- Surrounded by **active commercial development and new mall expansions**

Current Income:

- Rented as a single-family residence for **$1,600/month NNN**
- Tenant has an **excellent payment history** — never missed a payment in multiple years
- Rent was previously $1,900/month; adjusted to $1,600/month as a **goodwill concession for a reliable tenant**

Investment Highlights:

- **Strategic long-term hold** in one of Duluth's fastest-growing retail corridors with immediate cash flow with upside for redevelopment, retail or office conversion.

DeBora Bernick
Cell: 218-348-1166
Email:
deb@deborarachelle.com