

F **FOR SALE**



602 Upham Rd ▪ Duluth, MN

Offered at \$375,000

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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- ◆ 200x140 Lot
- ◆ Zoned MU-C
- ◆ #010-0550-00050
- ◆ #010-0550-00060
- ◆ #010-0550-00071
- ◆ 2022 Taxes \$3,366.00
- ◆ 3 BR/2 BA SF Home on property



LAKEVIEW SITE—Central Entrance

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This site boasts huge visibility off of Central Entrance with easy access from Pecan or Basswood. With the upcoming redevelopment of the former central campus this site offers great opportunity to serve the soon to be expanding area.



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