

1330 E Superior Street

1330 E Superior Street | Duluth, MN

Colliers



Offering Details

1330 E. Superior Street presents a compelling opportunity to acquire a well-located commercial asset in the heart of Duluth's thriving Medical District. The approximately 31,800-square-foot property offers investors and owner-users a rare combination of existing cash flow, operational flexibility, and significant upside through lease-up and repositioning. The building has historically accommodated a diverse mix of office, medical, warehouse, and light industrial users, featuring flexible floor plates, loading capabilities, ample on-site parking, and excellent visibility along one of Duluth's primary commercial corridors. The property benefits from an established tenant base that provides in-place income while leaving meaningful vacancy for a purchaser to execute a value-add leasing strategy or occupy a substantial portion of the building.

Positioned minutes from downtown Duluth, major healthcare institutions, and regional transportation corridors, 1330 E. Superior Street represents an attractive investment with multiple exit strategies. Whether pursued as a stabilized income-producing asset, a value-add investment, or an owner-user acquisition, the property offers flexibility, durable real estate fundamentals, and significant long-term appreciation potential in one of Northern Minnesota's most established commercial districts.

\$3,150,000
SALE PRICE

31,800
SQUARE FEET

84%
LEASED

\$171,714
IN PLACE
NET OPERATING INCOME

\$277,658
PRO FORMA
NET OPERATING INCOME

[REQUEST CONFIDENTIALITY AGREEMENT
FOR FULL OFFERING MEMORANDUM](#)

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