

# Mixed Use Building

3907 Grand Ave, Duluth, MN  
Offered at \$435,000



**Greg Follmer Broker MN/WI 218.310.0013 [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

10 E Superior St #6 Duluth, Minnesota 55802 Licenses in Minnesota and Wisconsin

All Information Herin Deemed Reliable but not Guarnteed



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## **This is the one you've been waiting for!**

Multi-use building with office/retail in front and residential apartment in back. Perfect live/work property or move in your business and benefit from the extra rental income from the residential rental. Plenty of options available here! You will appreciate the fully renovated primary space, perfect for creative office or retail uses. ADA-compliant bathroom, beautiful granite countertops in the full kitchen area. Garage and some off-street parking in back, and easy, free street parking in front. 1 BR/1 BA Residential Apartment leased through April 2026. So much building for the price and a prime, Grand Avenue location. Take a look today!

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- #010-2120-01580
- 4,386 SF
- Built in 1955
- 2026 Taxes \$5,760
- FA Heat & AC
- Fully Renovated Commercial Space
- ADA Compliant restroom
- 1 BR/1 BA Apartment
- 2 Car Detached Garage



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