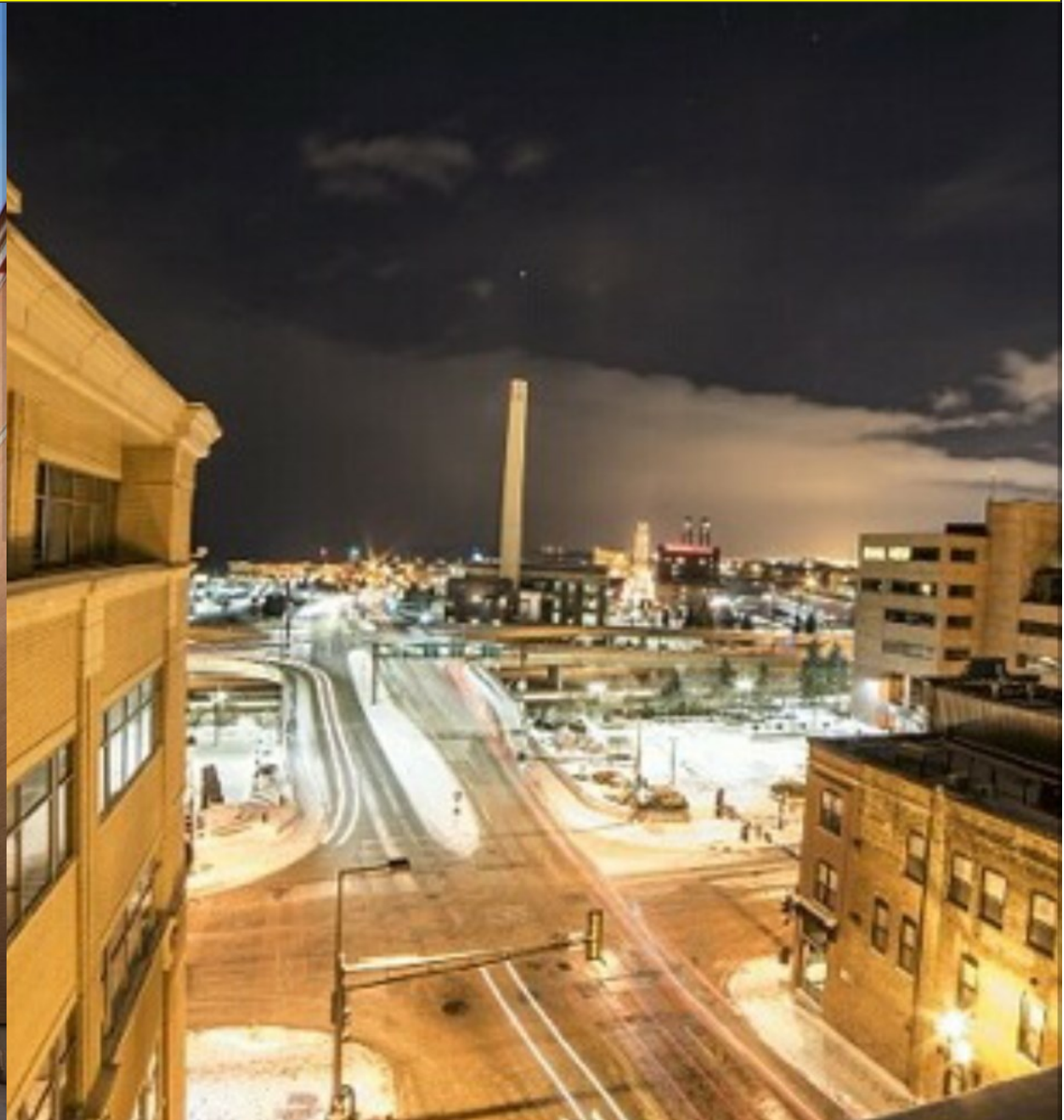


Lake Avenue—Downtown Duluth

12 N Lake Ave • Duluth, MN • Offered at \$695,000



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218-310-0013 • gregfollmer@gmail.com • www.GregFollmer.com

All Information Herein Deemed Reliable but not Guaranteed

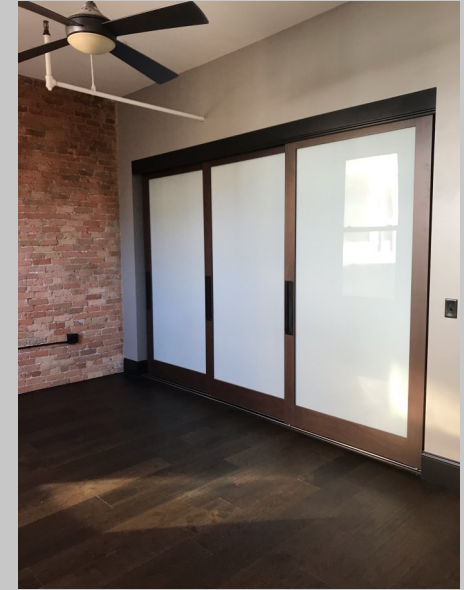
Lake Avenue—Downtown Duluth

12 N Lake Ave • Duluth, MN • Offered at \$695,000

Great brick building in the heart of downtown Duluth just waiting for finishing.

Four floors with 3,200 SF each. One finished condo, 890-1100 SF Storefront and 3rd & 4th are wide open and ready for finishing. Easy parking in adjacent Tech Village ramp.

Bring your ideas to this great building in an ideal location.



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Lake Avenue—Downtown Duluth

12 N Lake Ave • Duluth, MN • Offered at \$695,000



Built in 1890
Lot Size 40x100
12,800 Square Feet
4 Floors
Street Level Retail
2018 Taxes \$12,215.35
Windows approximately 15 years old
Full Sprinkled
City steam heat



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