

F FOR SALE



Prime One Level Office Building
4628 Mike Colalillo Dr • Duluth, MN
Offered at \$3.3 Million



Greg Follmer • Broker MN WI • 218.310.0013 • GregFollmer@gmail.com

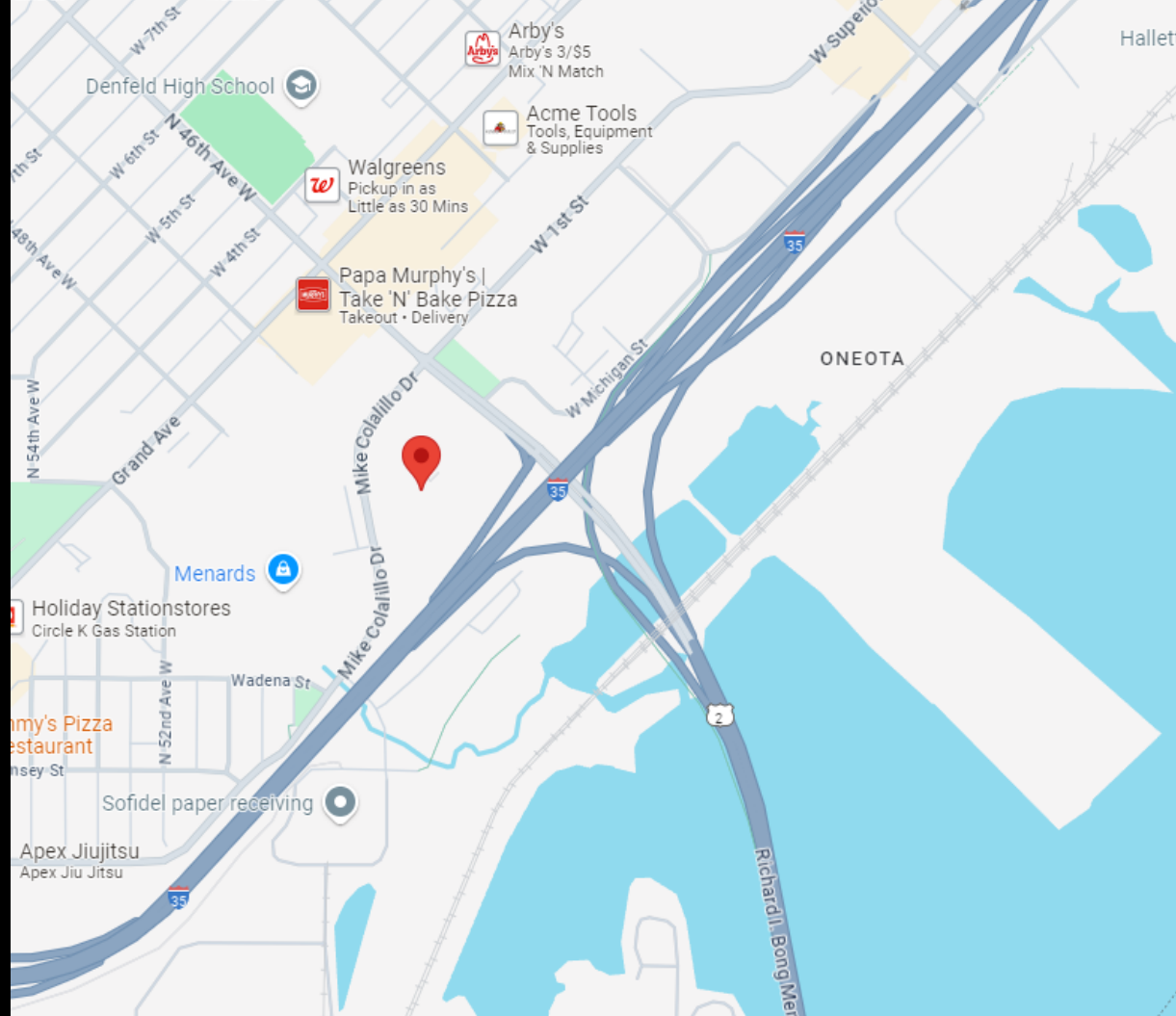
230 East Superior Street • Duluth, Minnesota 55802 • Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

Hard to Find 20,000 SF Office building outside of Downtown.

Roof and all HVAC units were replaced in 2021. Fully built out with conference rooms, lots of private offices and unmatched parking!

**This property offers a perfect opportunity for employee security with on site parking and within a high quality business park.
Excellent visibility from I-35.**



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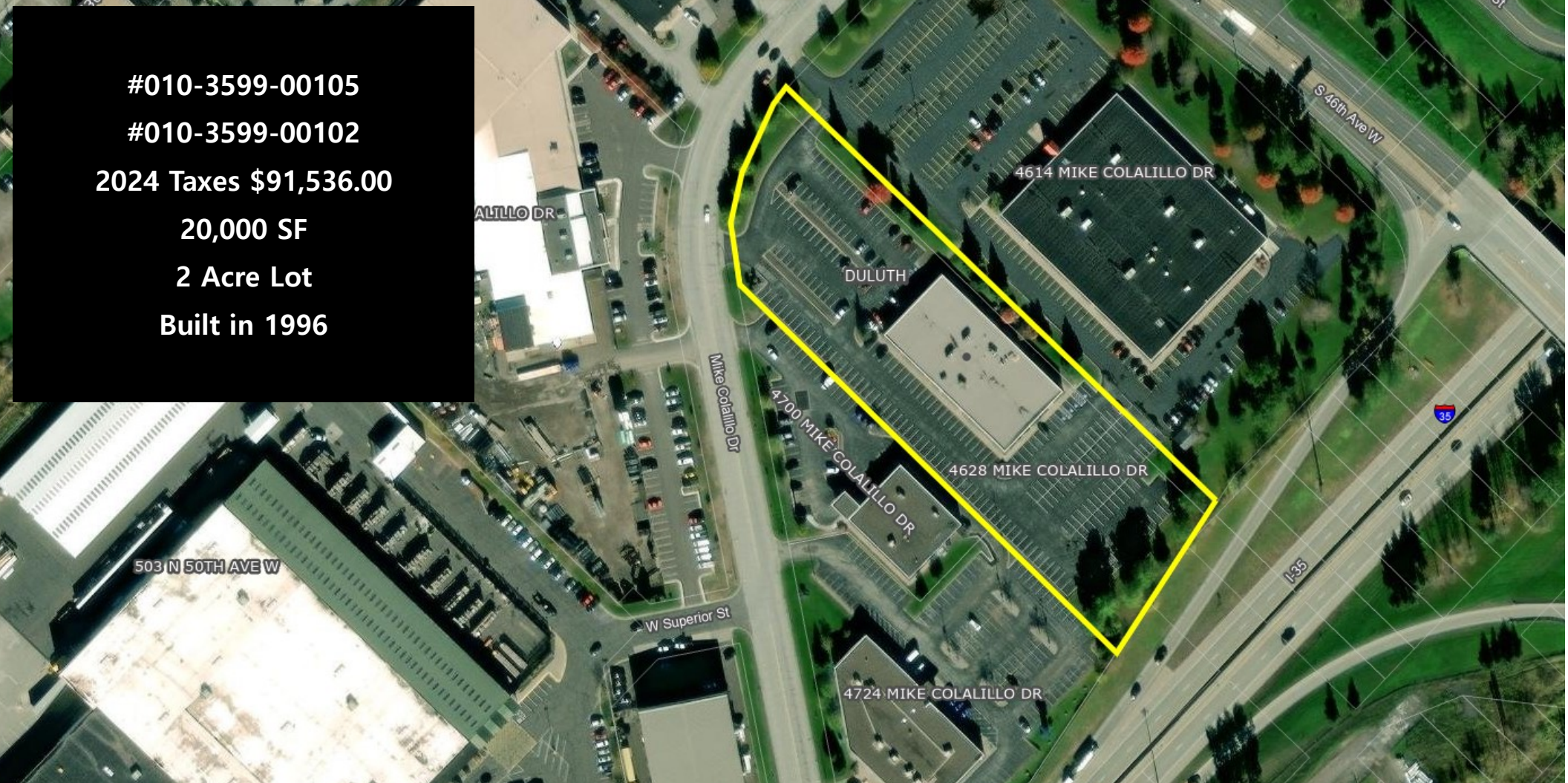
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2024 Taxes \$91,536.00

20,000 SF

2 Acre Lot

Built in 1996



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