

F FOR SALE



Offered at \$895,000

824 W 3rd Street • Duluth, MN

Approximately 2 Acres with Lake views

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

Lake Superior View

This almost 2 acre site boasts unsurpassed views overlooking bayfront park, aerial bridge, downtown Duluth, harbor, Rice's point and St. Louis river.

Amazing Development Opportunity for Lake View



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#014-1360-00030

2024 Taxes \$7,756.00

Approx 2 Acres

4,585 SF Main Floor

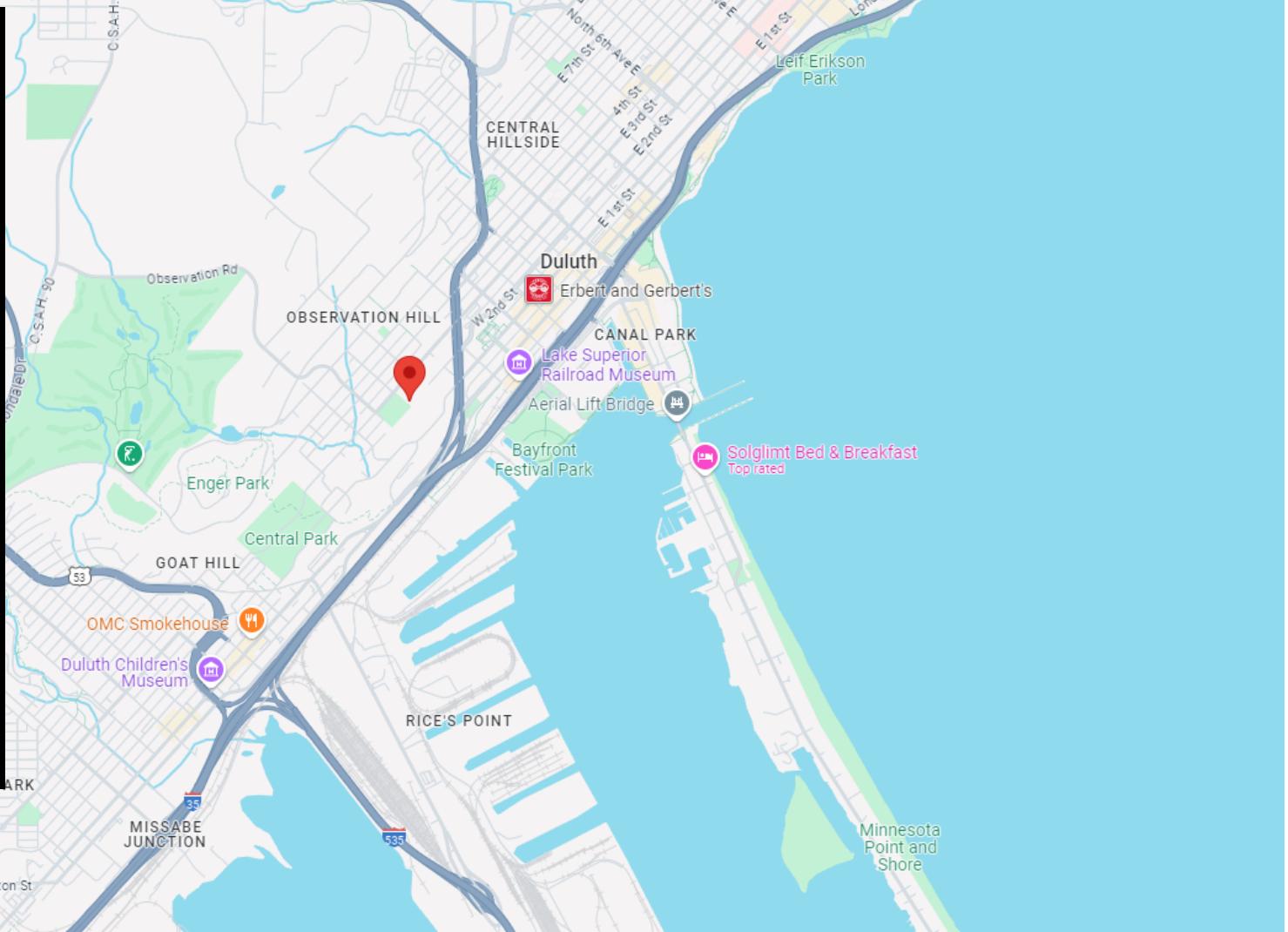
4,585 SF LL with 2 Garage Doors

Roof seal coted 3 years ago (10
year warranty)

Heated front Sidewalk

Tripple Stage Boiler System

Zoned R-2



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