



1405 Miller Trunk Highway, Suite 600, Duluth MN 55811 (218) 727-0064

For Sale: Development Site

701-731 E. 4th St, Duluth MN

One Entire City Block

- Largest Available Development Site on the Central Duluth Hillside



Parcel ID's:

010-3830-14570, 010-3830-14630,
010-3830-14640, 010-3830-14560

- Central Hillside

- 1.29 Acres

- 375 x 150 Lot Size

- 6000 Sq Ft Warehouse

- Built in 1981

- 4 OHG

- F-6 Zoning F-6 Zoning

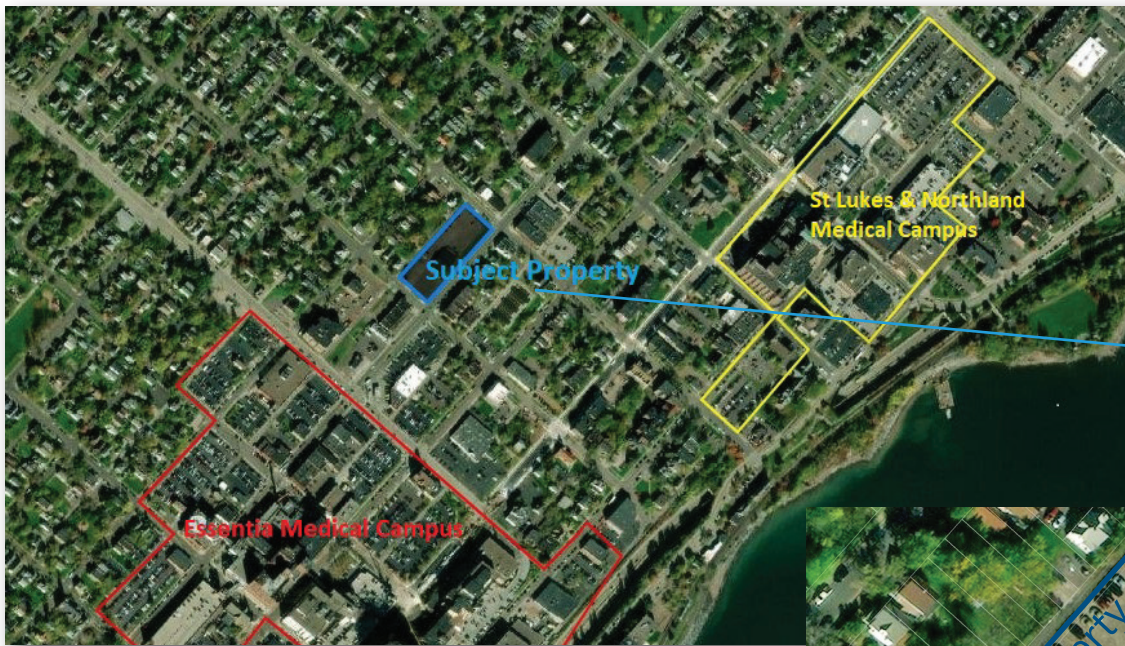
- 11,200 Daily Traffic Count

- 2024 Taxes - \$15,307



Asking: \$980,000

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**SUBJECT
PROPERTY**

What an exciting opportunity to develop this entire block !



East 4th Street is a main thoroughfare in the Duluth community, as well as a strong business corridor.

Two of the top employers, Essentia Health and St Luke's are expanding their campuses through out this area. Also, just across the avenue to the west a new housing project, called Brewery Creek has begun construction.

It is also close to two major universities - the University of Minnesota - Duluth and College of St. Scholastica.

Located in the heart of the Hillside it is known for its views of Lake Superior.

F-6 Zoning allows for Residential, Multi-family, and Commercial Uses.



Contact:

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