

# Light Manufacturing/Warehousing/Retail Facility

2304 W. Superior St.

Duluth, MN 55806



## For Sale \$480,000\*

- 9,740 sq. ft. Brick building
  - Retail/office areas
  - Manufacturing/warehousing areas
  - Garage/shop areas
  - Drive-in overhead door
- 100' X 140' corner lot
  - M1 – Manufacturing zoning
  - All city utilities

\* lease available \$3,565/mo NNN



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This information is deemed reliable, but not guaranteed.