

## Retail Location/Redevelopment Site

326 E. Central Entrance

Duluth, MN 55811



# For Sale \$799,000

- **Retail Location with Shop Space**
  - 1976 - 9,600 Sq. Ft. Metal Building plus 450 Sq. Ft. Storage Addition
  - Loading Dock
  - Multi-Tenant Option
  - 4,800 Sq. Ft. (Approx.) Second Floor with Offices and Storage
  - Gas Fired HVAC Office Areas
  - Overhead Gas Heaters in Shop
- **43,765 Sq. Ft. Irregular Lot**
  - 150' Frontage on Central Entrance
  - C-5 Commercial Zoning



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This information is deemed reliable, but not guaranteed.