

Retail/Development Property Available

1820 Maple Grove Road

Duluth, MN 55811



For Sale – Major Reduction! \$420,000

- High visibility retail or redevelopment site now available
 - Site 1+ acre with DOT parcel in front available if more needed
 - 6,288 sq. ft. building
 - Approximately 4,300 sq. ft. mezzanine space
 - 197' of frontage along US Highway 53 (across from Target)
 - Monument sign location near Maple Grove intersection included
 - Flexible Floor plan
 - Options abound for multi-tenant, owner/user of redevelopment!

This offering is located in the heart of Duluth's primary retail corridor. Immediately across 25,000 vehicle per day Miller Trunk Highway from Target, near Kohl's, Gramma's Restaurant, Verizon, Panera Bread, Best Buy and many more!
New La Quinta Inn under Construction Immediately Across the street!



332 W. Superior St., Suite 200 Duluth, MN 55802 Phone: 218/722-0357 Fax: 218/722-0476

www.holappa.com

This information is deemed reliable, but not guaranteed.