

**Investment Real Estate For Sale**  
**4901-31 Matterhorn Drive**  
**Duluth, MN 55811**



**For Sale - \$3,130,000\***

- **Two Buildings – Office and Retail Use**
  - 17,634 SF and 14,4055 SF
  - Demised for 16 tenants currently
  - Originally Constructed in 1988
- **Located in the High Traffic Miller Hill Mall area**
  - Site 166,000 SF
  - MU-C Mixed Use Commercial zoning
  - Parcel #010-4423-00110, 00120 & 00060
  - Ample On-Site parking

**\*Offering represents a 9% Capitalization rate**



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This information is deemed reliable, but not guaranteed.