



Landsmenn Building

309 W 1st St • Duluth, MN

Parking and Skywalk Access



Offered at \$919,000

Greg Follmer, Broker MN & WI
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230 E Superior Street • Duluth, MN 55802
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Licensed in MN and Wisconsin



All Information Herein Deemed Reliable but not Guaranteed

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- 15,400 SQ Feet
- Three built out floors
- Indoor Garage (2800 SF)
- 50x140 Lot Size
- Built in 1908
- 2019 Taxes \$17,822.00
- Some on site parking
- Skywalk access
- Great location across from the YMCA and near Government buildings.





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Renovated Professional Office Building!!

Built in 1908 this building originally served Duluth as home to the Elks Club and has now been carefully transformed into fully modern office space. The owners were careful to preserve some of the features of the original building.

Opportunity to move right in to turn-key office space! Fully modern offices across three floors. Easy access to the government center buildings and all of downtown via 3rd floor entrance to the skywalk system. Second floor with some indoor parking off alley.

The owners invested more in improvements than the asking price! Major renovations to 3rd and 1st floor. Each floor is laid out with mix of private offices, cubes, conference areas, nice kitchen/break rooms and remodeled bathrooms. Separate reception areas on each level would make it easy to divide this space up for more than one tenant if desired.



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