



Lake Superior Opportunity

5593 North Shore Drive • Duluth, MN

Offered at \$398,000



Limited only by your Imagination

Greg Follmer, Realtor
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Licensed in MN and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed



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Well constructed building with excellent landscaping. Most restaurant improvements have been removed and building ready for next users design.

Building was renovated and fully improved between 2005 and 2008 to include the building, landscaping and parking. Second floor would make great offices or apartment rental.

Unparallel Lake Superior Views and additional land potential. This site is an amazing bargain at the listed price.



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- Zoning SMU-6 Duluth Township
- Municipal Sewer—2 Grinder Pumps—Good Capacity
- 2-200 Amp Electrical Panels; 2 Sump Pumps and 2 Wells
 - Propane Blower unit heater in basement
 - 2 Exterior HVAC Ground Units
- All underground power to lighted parking lot
 - Security System
 - Concrete Block foundation
 - Rubber Roof
 - I-Beam Structural supports
- Quality insulated EIFS Exterior
 - 315-0010-01820
 - 8.75 Acres
 - 2020 Taxes \$24,920.00
 - 6,467 SF Building
- 33,184 SF Asphalt Parking Lot with French Drains



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