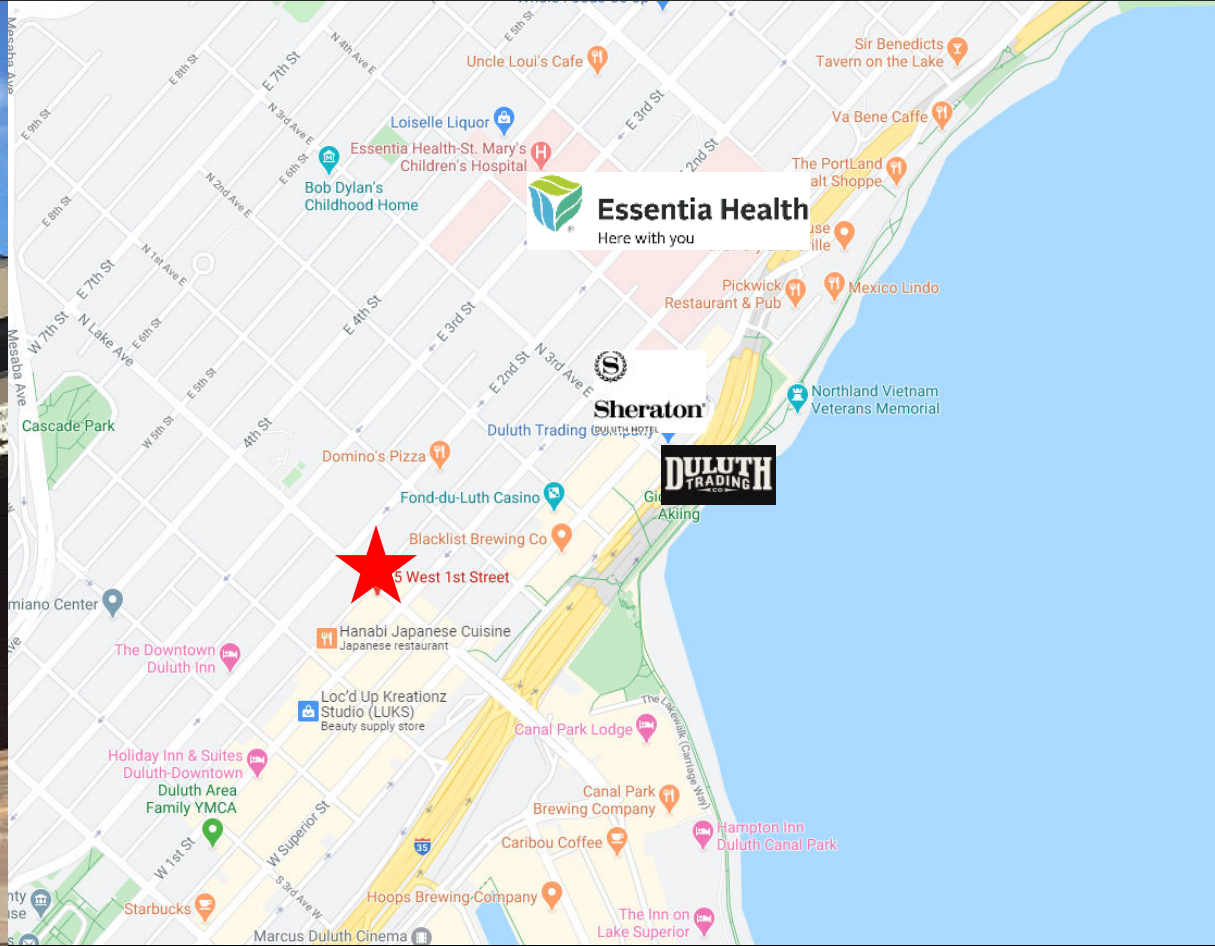




Usan Building

5 W 1st St • Duluth, MN

Duluth's Fitness District



FOR SALE OR LEASE

Greg Follmer, Broker MN & WI
218-310-0013
gregfollmer@gmail.com

230 E Superior Street • Duluth, MN 55802
218-310-0013 • www.GregFollmer.com
Licensed in MN and Wisconsin



Usan Building

5 W 1st St • Duluth, MN

Duluth's Fitness District

- 42,000 SF Building
 - 300x140 (1st St)
- 50x140 Parking (off 2nd)
- 25x40 Parking (off 2nd)
 - Built in 1924
 - New Elevator (2017)
- 2020 Taxes (8 Parcels Total)
\$46,986.00
- 14,000 SF Per Floor



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Duluth's Fitness District

**OFFICE BUILDING WITH
AMPLE PARKING!**

**Hard to find office building in the
heart of Downtown Duluth!!**

**Ample parking. Sitting on the corner of
Lake Ave & 1st Street in the up-and-
coming Fitness District just 3 blocks east
of the Essential Development this build-
ing is an excellent opportunity for
an investor or owner/user.**

LEASE SPACE

5,500 to 24,000 SF Available

\$11.00 NNN

Approximately \$5.00 CAM



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