



PRIME HERMANTOWN LOCATION

4710 W Arrowhead Rd • Hermantown, MN

Offered at \$795,000



10,000 SF Building Perfect for many uses!

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



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Currently home to The Gymnastic Academy this 12,100 SF building could be perfect for so many uses. Rare, High -Traffic location opportunity with large building and parcel. Great Signage! With the highly anticipated Costco set to open it's doors just steps away, this site is prime for so many uses.

Owner will consider C/D and Leasing.



RETAIL, OFFICE OR TURN KEY RESTAURANT

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All Information Herein Deemed Reliable but not Guaranteed

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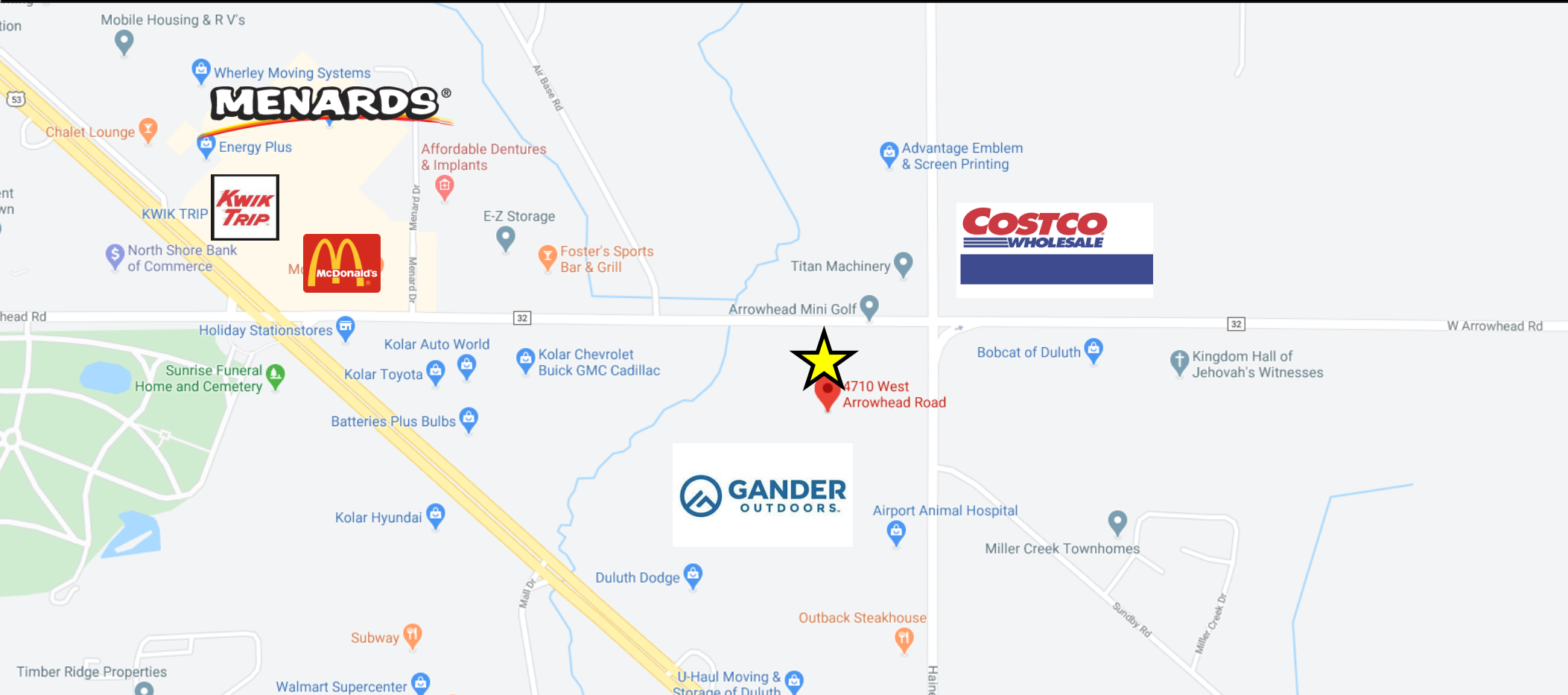




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- Built in 1995 / 12,100 SF
 - 2020 Taxes \$21,002
- 395-0010-03563 / 395-0010-03542
 - Approximately 4 Acres
- Billboard on site \$3,000/annually
- Signage at Arrowhead Rd with power
 - Excellent parking on site
- Dive-in door for loading / 18' sidewalls
 - 14,000 Cars Per Day
 - 256' on Arrowhead Rd



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