



**MORGAN PARK**

**1205 93rd Ave W**

**Offered at \$395,000**



**Large 2 Story Brick Warehouse**

**Greg Follmer, Realtor**  
**218-340-6657**  
**gregfollmer@gmail.com**



230 E Superior Street • Duluth, MN 55802  
218-310-0013 • [www.GregFollmer.com](http://www.GregFollmer.com)  
Licensed in MN and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed



## MORGAN PARK

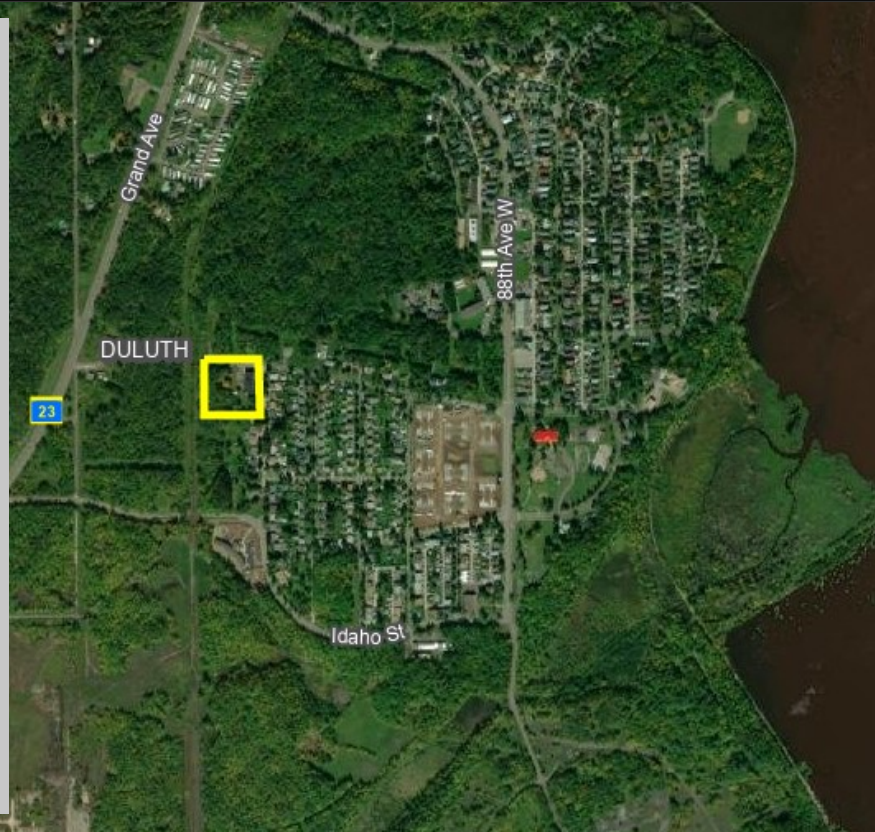
**1205 93rd Ave W**

**Offered at \$395,000**

**Built by US Steel and more accurately was OVERBUILT!**

**Structural concrete throughout entire building and roof is in good shape!**

**Almost 3 acres in Duluth's Historic Morgan Park Neighborhood. Site features a 12,000 SF Brick building zoned R-2. Site would be an excellent opportunity for multi-housing development.**



### INCOME

- 2 Apartments 2nd Floor
- Main Floor Office
- \$3,100/Month

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## MORGAN PARK

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- 12,000 SF
- Built in 1920
- 010-3300-04545
- \$8,847.00
- 2.98 Lot

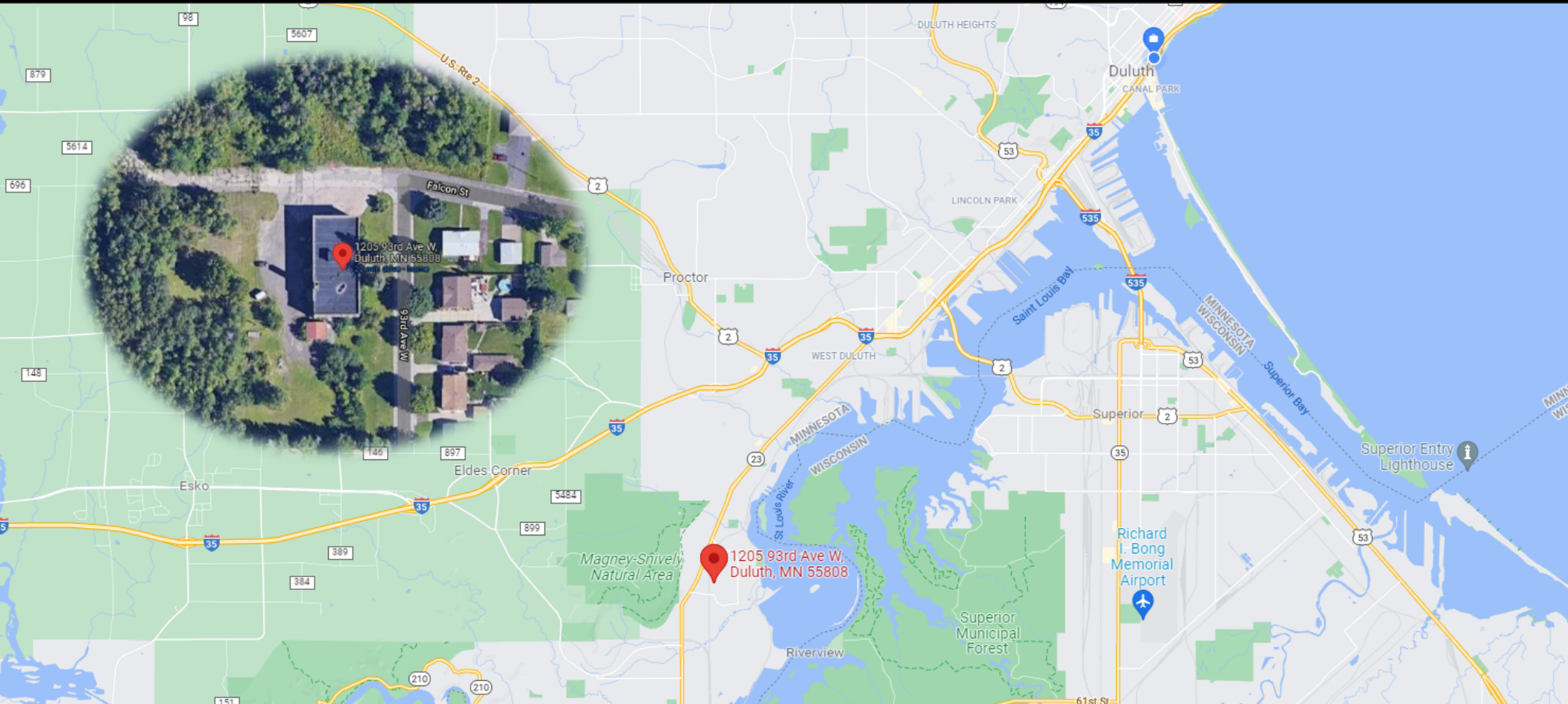


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