



# East End Investment Opportunity

## 1402, 1406 & 1412 East 2nd Street

### Offered at \$990,000



## Three Commercial Buildings

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

All Information Herein Deemed Reliable but not Guaranteed



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



**Built in 1903**  
**Former “Engine House #1”**  
**Elevator**  
**50x140 Lot**  
**Some Parking in Rear**

**Main Floor**  
**-4 Offices**  
**-Kitchen**  
**-Mens & Woman’s Wash-  
rooms**  
**-Custodian Room**  
**Second Floor**  
**-7 Private Offices**  
**Lower Level**  
**-2 IT Offices**  
**-IT Storage Room**  
**-Mechanical Room**

**4,480 SF Office Building**

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## 1406 East 2nd Street

### Brick Building with Lake Views.

Built in 1907  
50x140 Lot  
Some Parking in Rear  
5,782 SF +  
Fully finished walk-out LL.

Opportunity to convert back to multi-family housing or office space. Very well maintained. Nice Lake-views from the back.



## 5,782 SF + LL

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**Built in 1902  
50x140 Lot  
Some Parking in Rear  
2,925 SF**

**Currently used as offices  
could be converted back to a  
large single family rental.  
Walk up 3rd Floor, full, walk  
out basement.**



**2,925 SF House**

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**East End Investment Opportunity**

**1402, 1406 & 1412 East 2nd Street**

**Offered at \$990,000**



Exceptionally well maintained properties! All currently in use as office but 1406 & 1412 could be converted back to multi-family housing. 1402, former "Engine House #1" would make an excellent home for many business with an elevator in place. All three buildings have nice lake views from the back. Floor plans available for 1402 & 1406.

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