

**FOR SALE**



**1106 88th Ave West ▪ Duluth, MN**

**Historic Morgan Park Neighborhood**

**Offered at \$210,000**

**Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

**230 East Superior Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin**

**All Information Herein Deemed Reliable but not Guaranteed**

# F FOR SALE

- ◆ 210x125 Lot
- ◆ 17,000 SF Asphalt Parking
- ◆ Historic Bank built in 1918
- ◆ 1,680 SF Main Level, small upper level office
- ◆ 2021 Taxes \$4,338
- ◆ #010-330-02820
- ◆ Zoned MU-N
- ◆ Full Basement/Drive in Garage



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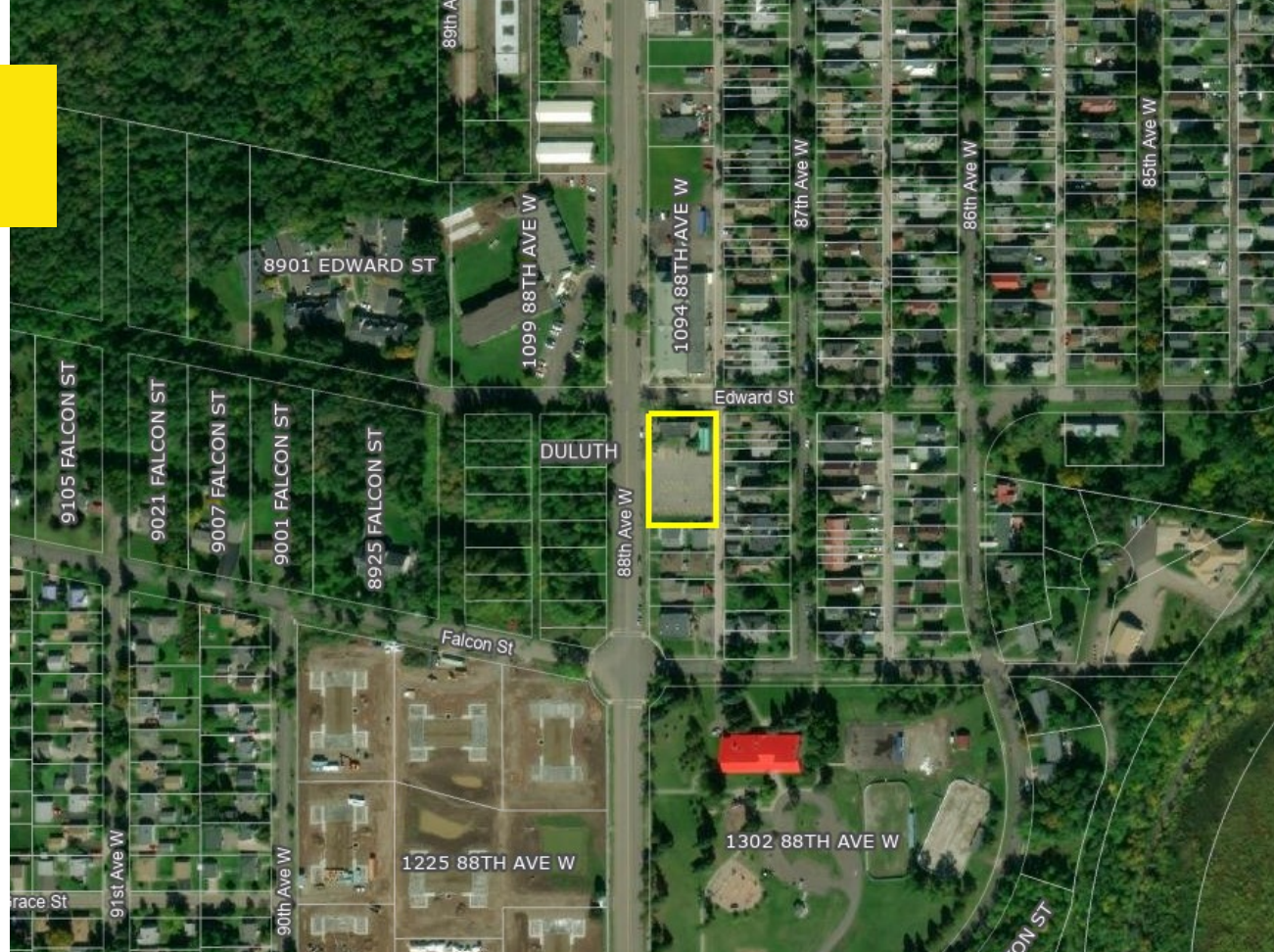
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# F FOR SALE

Located in the Historic Morgan Park neighborhood this former bank building would be the perfect spot for many small business. Just down the block from the brand new "Morgan Park Estates" development with 96 new apartment units just completed. Kitchenette, full basement, drive in garage and a small 2nd level office. Tons of character make this a great opportunity at an affordable price.



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