

F **FOR SALE**



UNPARALLELED VIEWS!

800 Central Entrance ▪ Duluth, MN

Offered at \$7.9 Million

Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ GregFollmer@gmail.com

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

All Information Herein Deemed Reliable but not Guaranteed

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Seeking Developers for this
"Top of the City" View Site!

Arguably the best Lake Superior View Development opportunity available. Ideally located on the Central Entrance corridor of Duluth with quick access to points across the city. Additional development happening in the area to include a new hotel being built near the corner of Blackman and Central Entrance

Sitting approximately 700 feet above Lake Superior this site boasts panoramic views of Duluth in all directions. Situated just above the Downtown Duluth Business District the former Central High School site is ideally located for easy access throughout the City.

With MU-P zoning in place this site would be an ideal site for a mixed use development of housing, retail, institutional, etc.

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- Zoned MU-P
- Quick access to the Duluth International Airport
- Directly above Downtown Duluth
- Duluth, MN Population 86,164 (Metro 279,227)*
- Median Household Income \$45,950*
- Median Property Value \$148,900*

*datausa.io



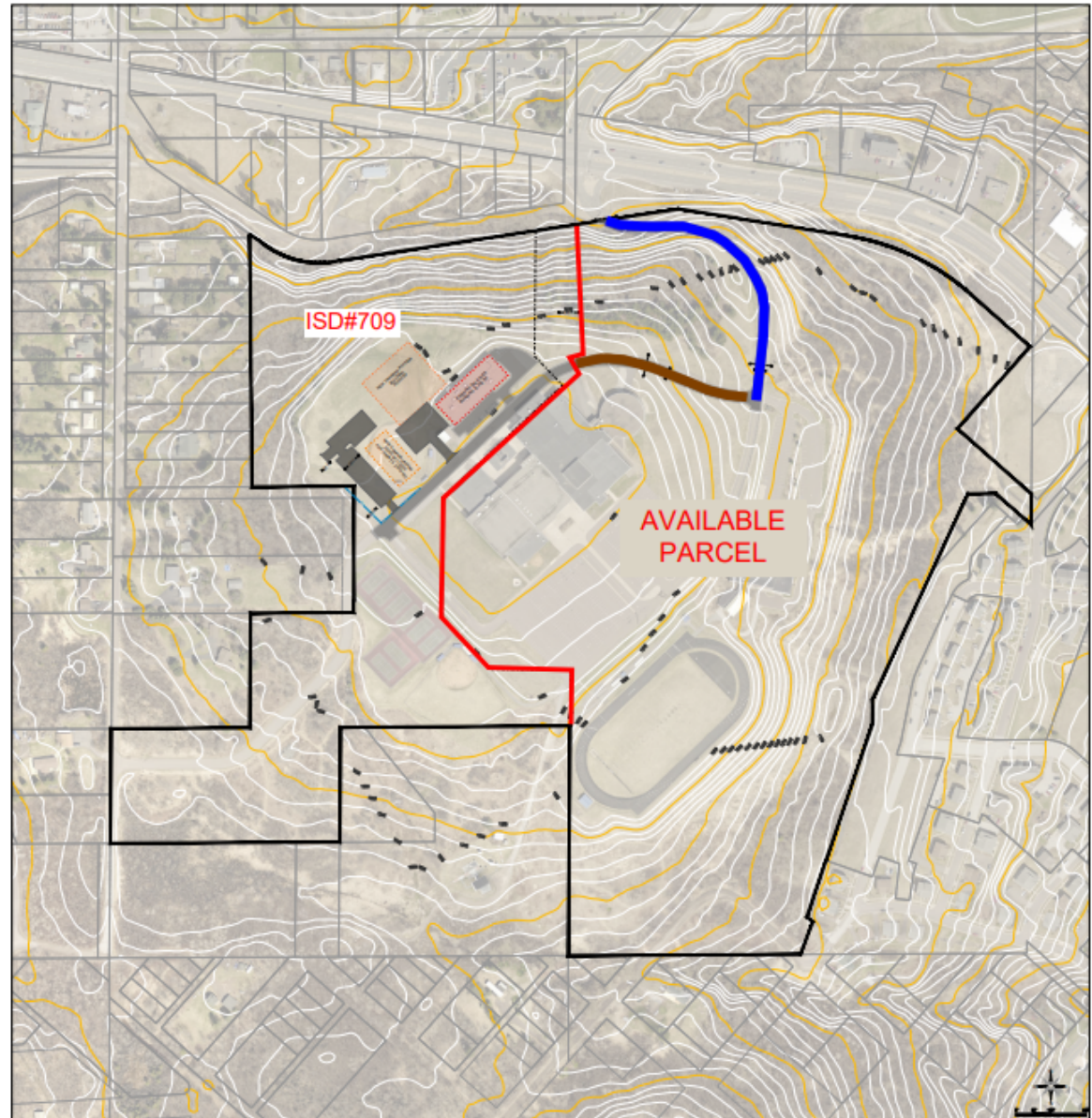
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- Approximately 50 Acre Site
 - Shovel Ready
 - Master plan completed
 - Blight Survey in progress
- Road Improvements to be completed
- 52,775 SF Building on site built in 1995 on-site in good condition
- Take advantage of the massive amount of legwork that has already been completed for this project.



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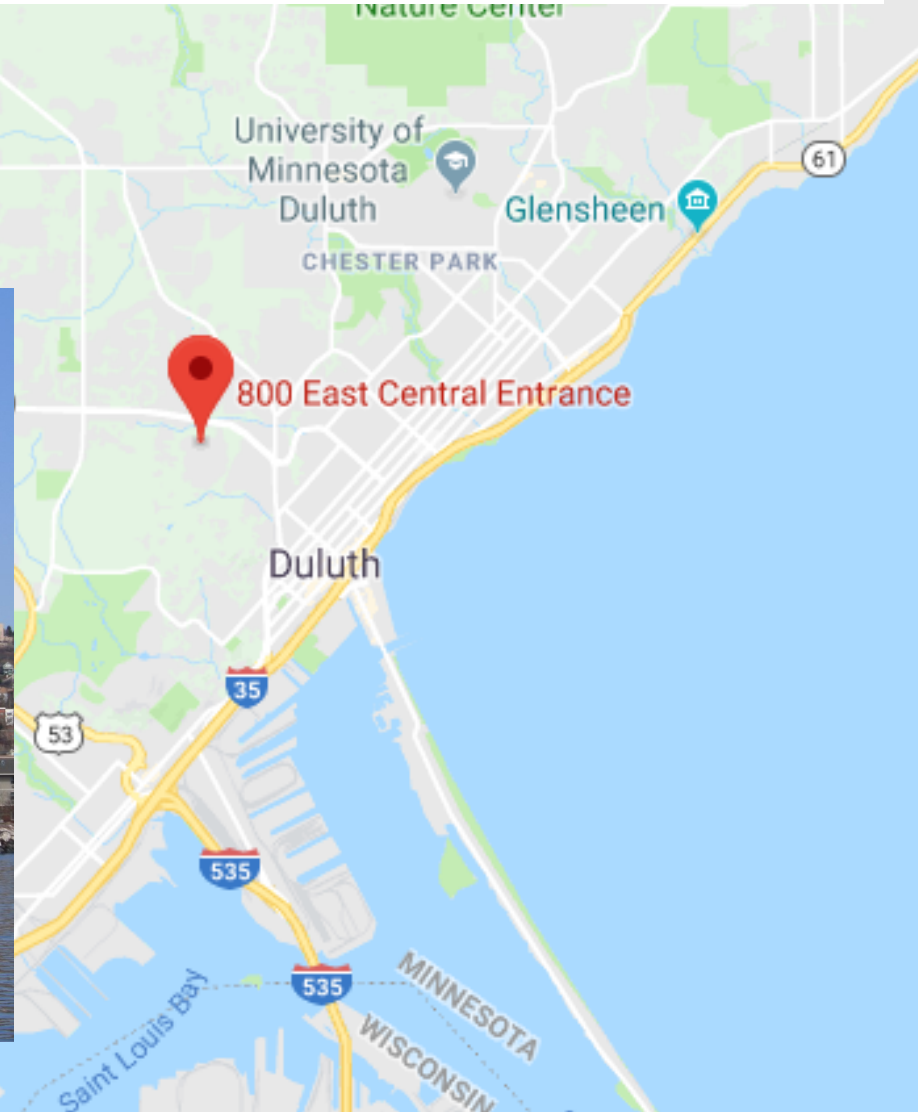
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View of Site from Lake Superior



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