

F FOR SALE



The Duluth News Tribune Building

424 W 1st Street ▪ Duluth, MN

Offered at \$900,000

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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Downtown Duluth with clean, modern lines.

Prime corner location facing the Government Center with visibility to 5th Ave W. This property would be excellent for a large, single office user, multi-tenant or potential for a mixed use development. Use study plans are available. Along with it's excellent location and direct access to the newly constructed Maurices ramp, the DNT building boasts excellent views of Harbor and the Historic Depot. Currently offering 47, covered, parking spaces with a possibility to create more. Ideal access to I-35, Amsoil Arena & Convention Center, Canal Park and all of the amenities of Downtown Duluth.



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- 47 Newly Added Parking Stalls
- Potential for 20+ Additional Stalls
- Skywalk to Parking Ramp
- Built in 1950
- 64,144 Gross Area Square Footage
- Fully Sprinklered
- Lot Size 166x140
- Roof 8 Years Old
- Modern Exterior
- Freight Elevator & Drive in Door
- Loading Dock



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