

F **FOR SALE**



21,150 SF Parking Garage

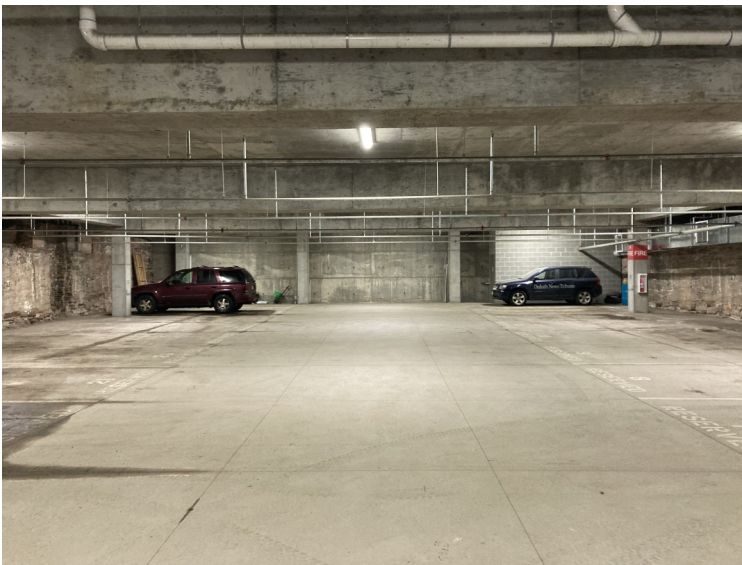
410 W 1st Street • Duluth, MN

Offered at \$900,000

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

10 East Superior Street #6 • Duluth, Minnesota 55802 • Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed



Downtown Duluth Indoor Parking Garage

Unique opportunity to own a 47 stall indoor parking garage in Downtown Duluth. Additional parking opportunities in basement level of DNT Building via drive-in door.

Previously used for employee parking at the Duluth News Tribune Building (also included in the sale), this ramp boasts both indoor parking and covered surface parking. Area rates averaging \$60.00-\$85.00 per stall.

Bonus 64,000 SF Office building included with

21,150 SF Parking Garage

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BONUS

Also included in the sale!

The Duluth News Tribune Building

424 W 1st Street • Duluth, MN • 64,000 SF Building



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410 W 1st Street, Duluth MN
#010-0940-01170
2022 Taxes \$15,480.00
Built in 2015
75x140 Lot
21,150 Square Feet



424 W 1st Street, Duluth MN
#010-0940-01200
2022 Taxes \$55,506.00
Built in 1950
166x140 Lot
Approximately 64,000 Square Feet



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