

**F** **FOR LEASE**



**3909 Grand Ave • Duluth, MN**

**For Lease \$12.00 NNN**

**2,109 SF—Excellent Grand Ave Retail**



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

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

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

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**Excellent Retail or  
Small Office Location!**

**Grand Ave storefront with  
excellent off street parking for  
easy access to the building.  
Wide open spaces will easily fit  
many business needs.**

**2,109 SF**

**CAM approximately \$850/Month**

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