



## Open Concept Downtown Building

25 West 1st Street • Duluth, MN

Offered at \$545,000

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

## Beautiful Open Concept Space!

This beautiful building features exposed brick and an open ceiling for a modern industrial feel. It is the perfect space for an art gallery, performing arts center, photography studio, or creative office. Use your imagination on the wide open second-level walk-up; there are so many options. This well-cared-for building has high ceilings and moveable partition/display panels with electrical power. With a fabulous storefront and street presence, this building is one to see.



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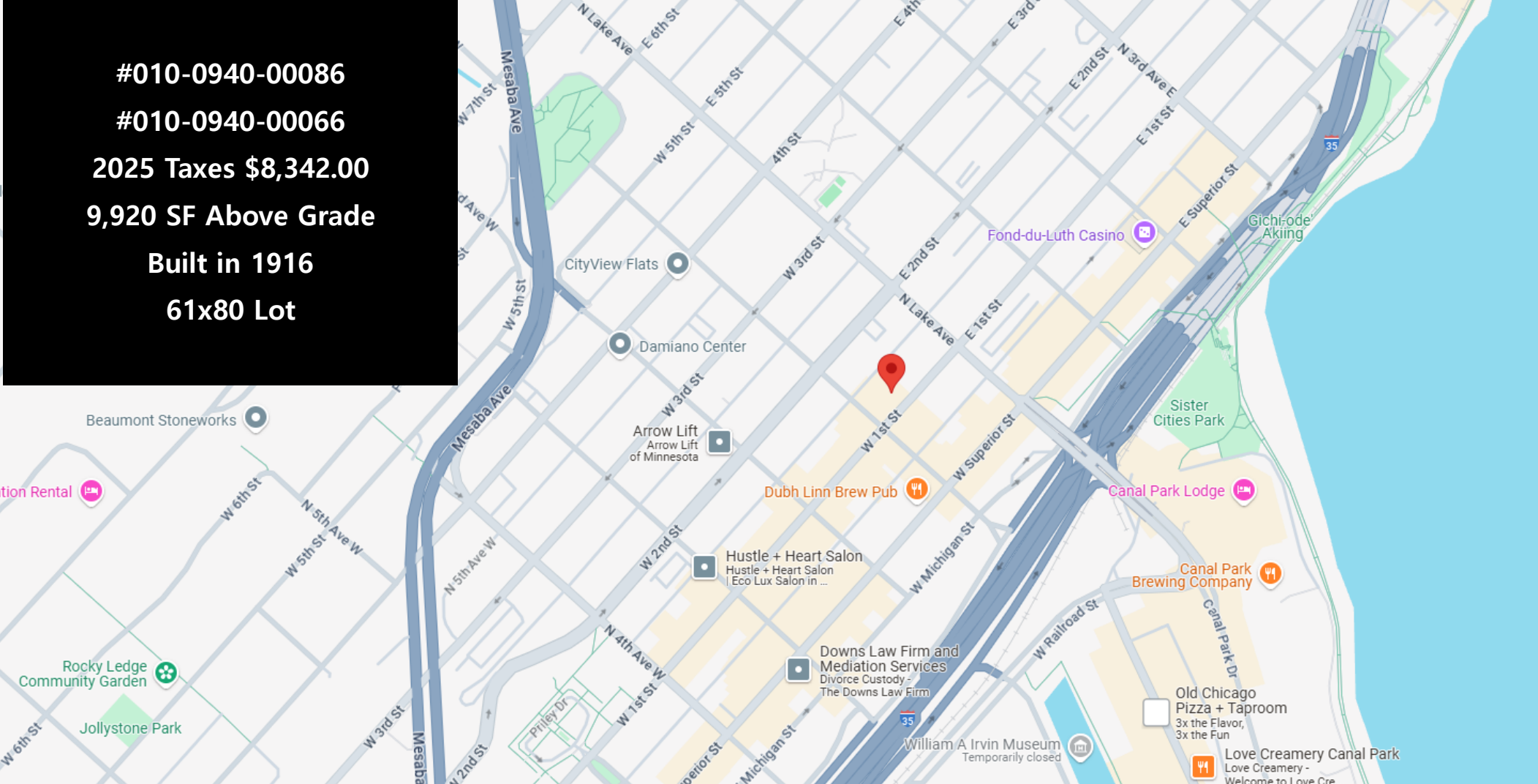
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2025 Taxes \$8,342.00

9,920 SF Above Grade

Built in 1916

61x80 Lot



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