



F FOR SALE

Top Developing Corridor!!

Prime Three Acre Site on Arrowhead Rd

Offered at \$395,000

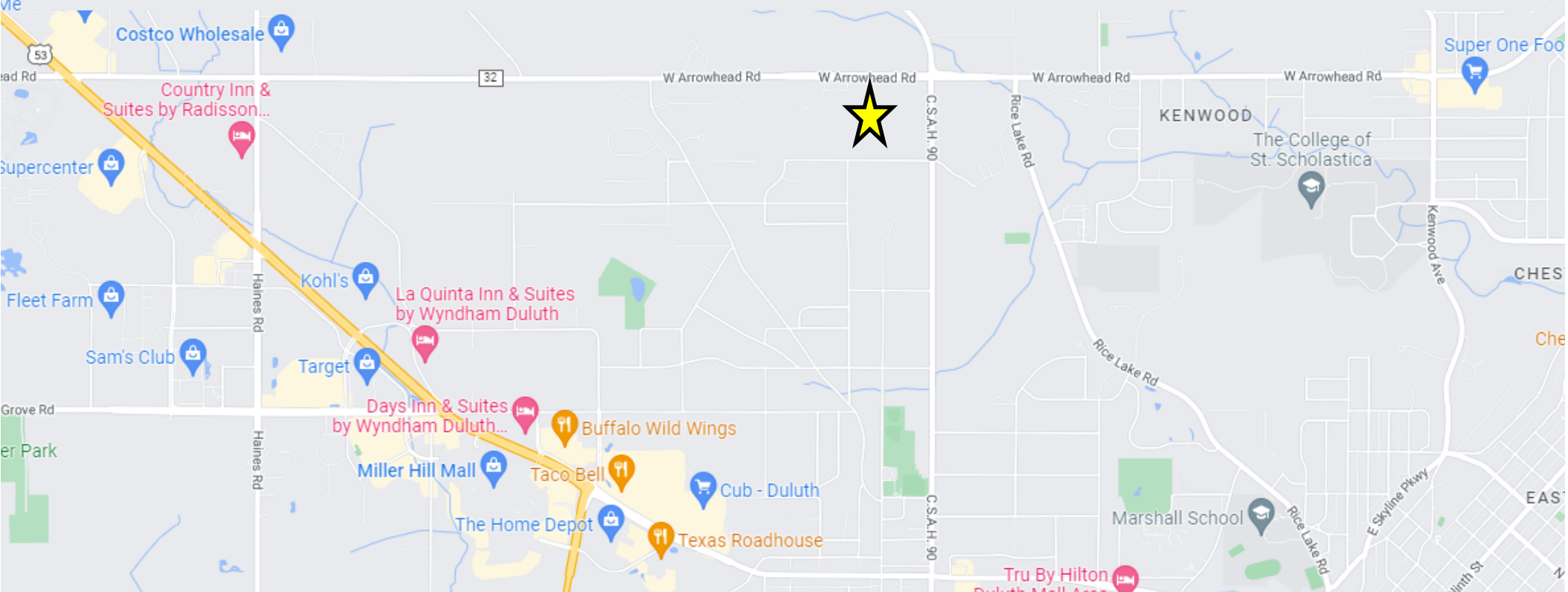


Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ GregFollmer@gmail.com

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

All Information Herein Deemed Reliable but not Guaranteed

Three Acre site on the Top Developing Corridor along Arrowhead Rd as can be seen by the Developments in the area such as Costco, Kwik Trip and multi-family projects adjacent to this Prime Site. Enjoy a high-traffic location facing a top intersection! This site supports up to 10,000 SF above grade and is perfect for a walk-out lower level creating 15,000 SF total. Stop buying billboards and use your new office as marketing!



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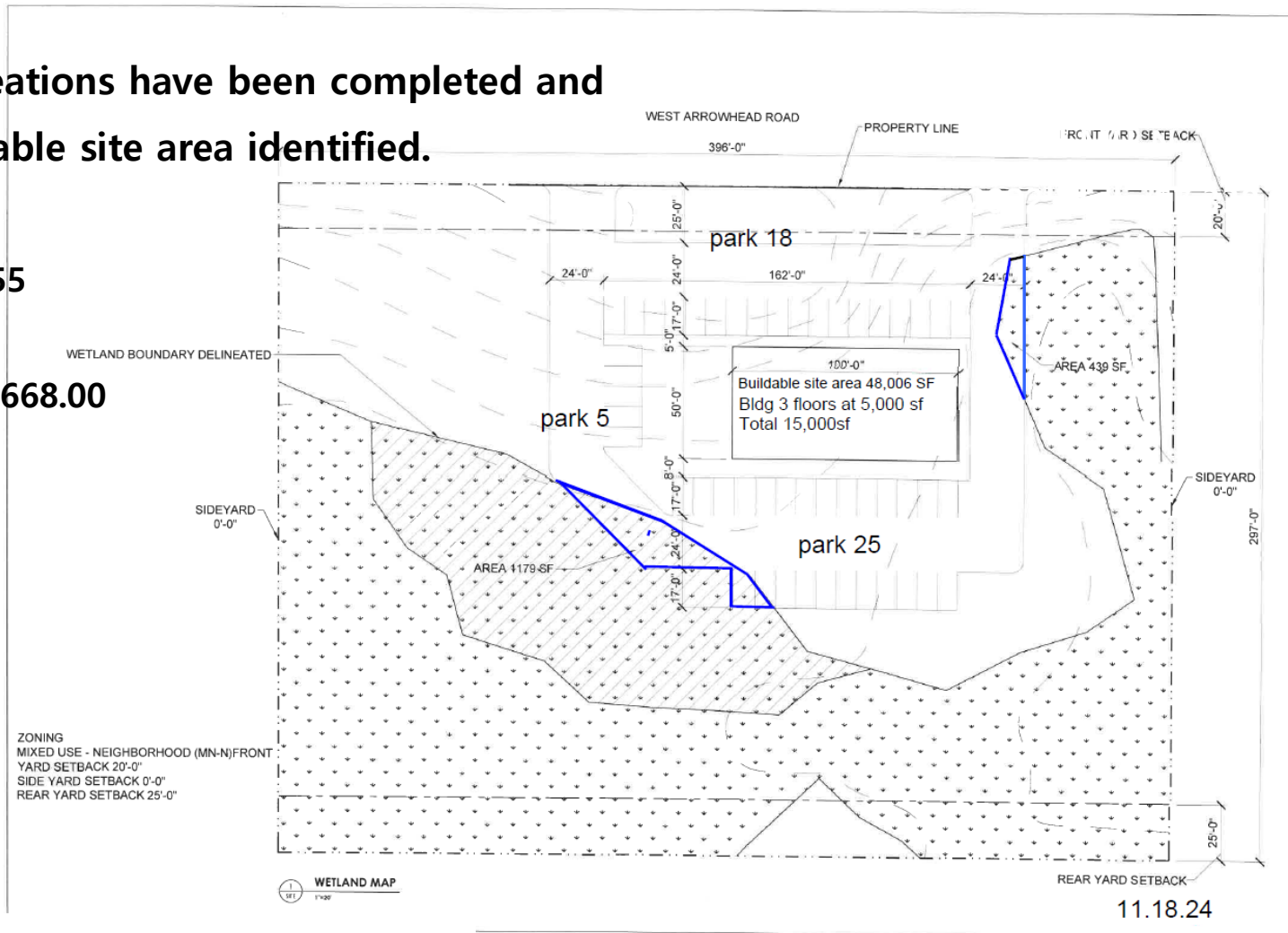
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Wetland Delineations have been completed and buildable site area identified.

- 010-2710-04155
- Zoned MU-N
- 2025 Taxes \$5,668.00



PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: NOVEMBER 14, 2024

PROJECT
PROPERTY EVALUATION
 3312 WEST ARROWHEAD ROAD
 DULUTH, MN 55811

OWNER:
 MESSINA & ASSOCIATES
 1512 S SUPERIOR ST
 DULUTH, MINNESOTA 55802

SITE PLAN

REVISIONS

DATE: NOVEMBER 4, 2024
DRAWN: AWS
CHECKED: WBS
PROJECT: 2428



SHEET NO.
SITE



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