



**Linclon Park**  
**Offered at \$2,495,000**  
**2023 W Superior Street**  
**Duluth, MN 55806**

Currently home to the “Caddy Shack Indoor Golf & Pub” this well-maintained building has so much to offer!

### Key Features:

- **Real Estate and Improvements:** Current owners have extensively remodeled
  - Completely renovated 2<sup>nd</sup> floor
  - Fully Sprinkled
  - Elevator Pit in place
  - New Plumbing
  - New HVAC
  - New air handling and filtration
  - New bathroom fixtures
  - New Electrical throughout
- **Prime Lincoln Park Location:**
  - Superior Street with on-site Parking
- **Versatile Potential:** This property can accommodate a variety of ventures, including:
  - Bar/Grill/Event Center
  - Rental Offices on second floor
  - Everything in place for a turn-key operation



**Follmer for results.**





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10 E Superior St #6 Duluth, Minnesota 55802 Licenses in Minnesota and Wisconsin

All Information Herin Deemed Reliable but not Guaranteed

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## So Many Possibilities

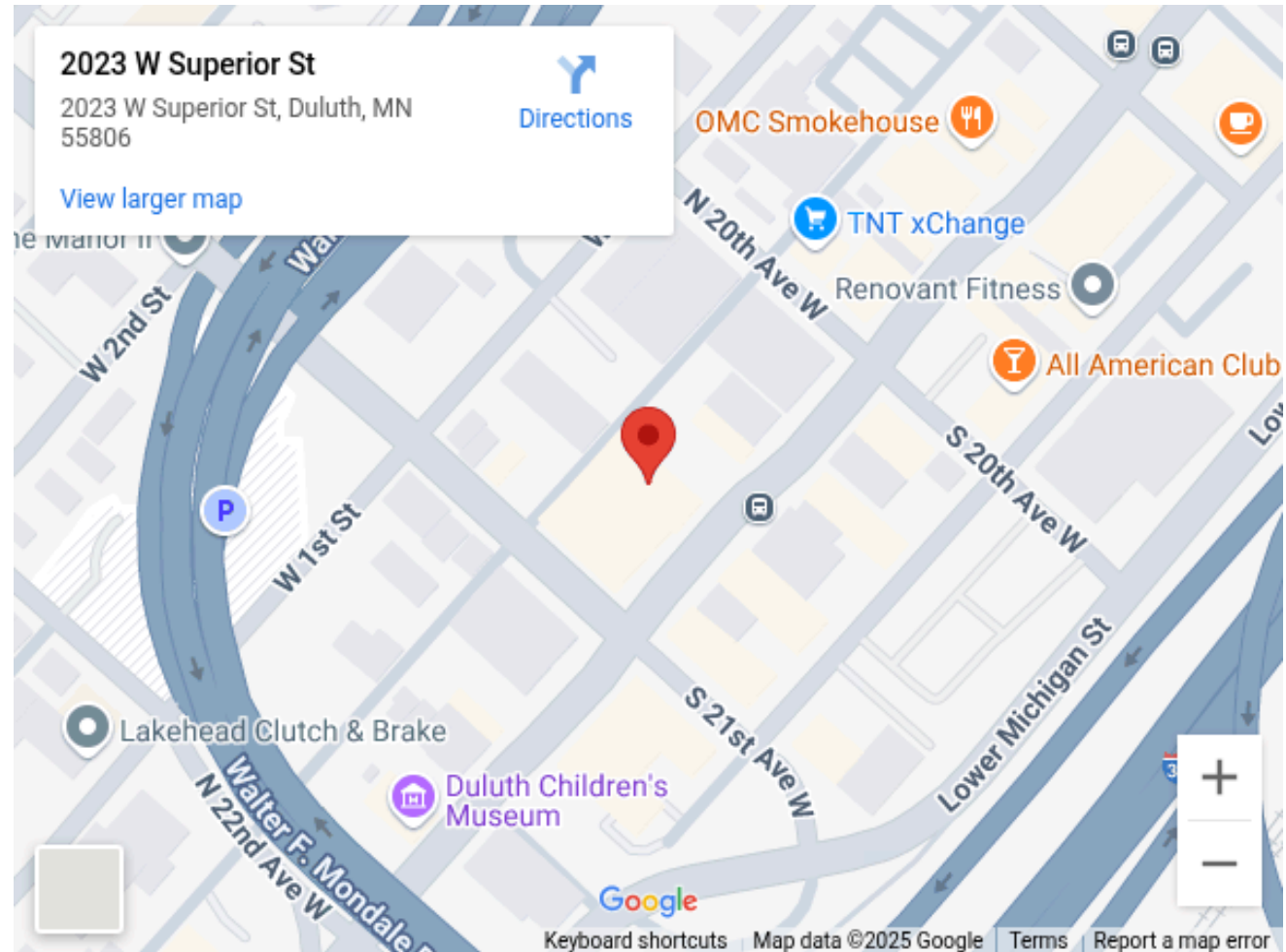
In the Heart of Lincoln Park's renowned Craft District! Could be anything you can conceive, including its current use: retail with upper-level rentals, or perhaps business headquarters for the underserved professional market. Big Building with Big Potential to become an iconic Lincoln Park location, and it doesn't hurt to have parking. Currently operating as the popular Caddy Shack Indoor Golf and Pub, this building has so much to offer. 14,000 SF above grade all meticulously updated and remodeled.

**2023 West Superior St, Duluth, MN**  
**Currently home to the popular "Caddy Shack"**  
**Offered at \$2,495,000**



# 2023 W Superior St Offered at \$2,495,000

- 010-1120-05150
- 2025 Taxes \$28,774
- 50x140 Lot
- 14,000 SF Building



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