

**F** FOR SALE



**Offered at \$450,000**

**Follmer**  
COMMERCIAL REAL ESTATE

**323 W Superior St • Duluth, MN**  
**Beautiful Downtown Duluth Building**

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

## Downtown Commercial Building For Sale

### 3 Floors of Prime, Versatile Space!

An exceptional opportunity in the heart of downtown—this well-maintained commercial building offers high visibility, strong foot traffic, and flexible layouts for a variety of uses.

#### Three spacious floors with great square footage throughout

- 1st floor currently home to the Frame Corner Gallery, offering established visibility and a welcoming storefront
- 2nd floor fully built out for offices—ideal for professional services, private suites or coworking
- 3rd floor packed with potential, featuring an elevator that opens directly into a private studio—perfect for creative work, premium workspace or specialty tenant.
- Maintenance-free exterior—low upkeep and easy ownership
- Prime downtown location with strong frontage and excellent signage opportunities
- Perfect for retail, offices, studios, mixed-use development or investment or investment



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Turn key office suite on the second level with direct Skywalk access.

This space features nice windows looking out on to Superior Street. Perfect creative small office or studio.



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All Information Herein 28513-71955580 Deemed Reliable but not Guarant

#010-0920-00500

2025 Taxes \$6,866.00

Lot Size 24x140

Built in 1903

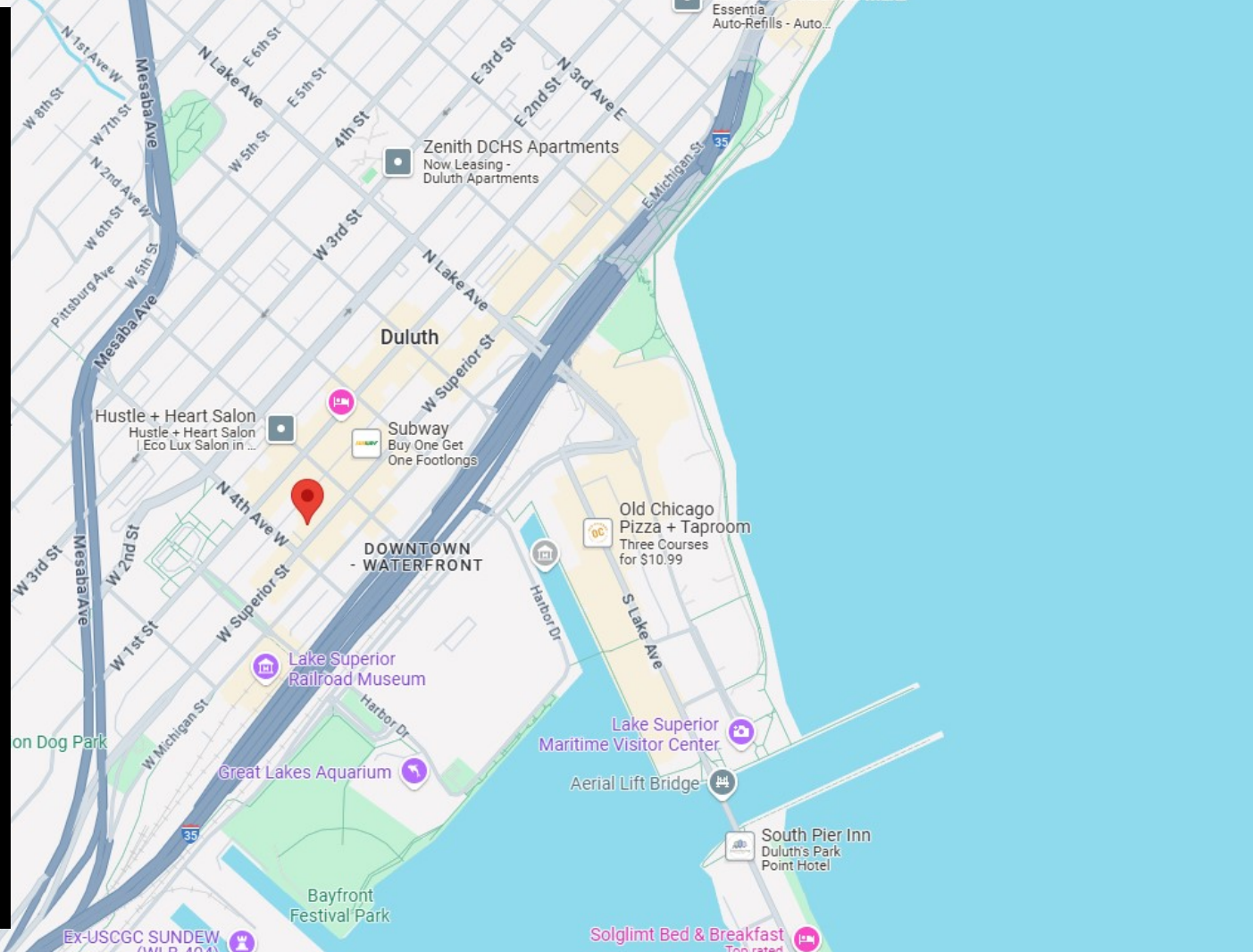
3,000 SF Above Grade

Full Basement

Direct Skywalk Access

Rubber Roof—Back section approximately 15 yrs old, front section new 11/2025

This clean, updated building is ready to support your business vision or elevate your investment portfolio.



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