

Lincoln Park

Offered at \$1,595,000
2030-32 W Superior Street, Duluth, MN 55806

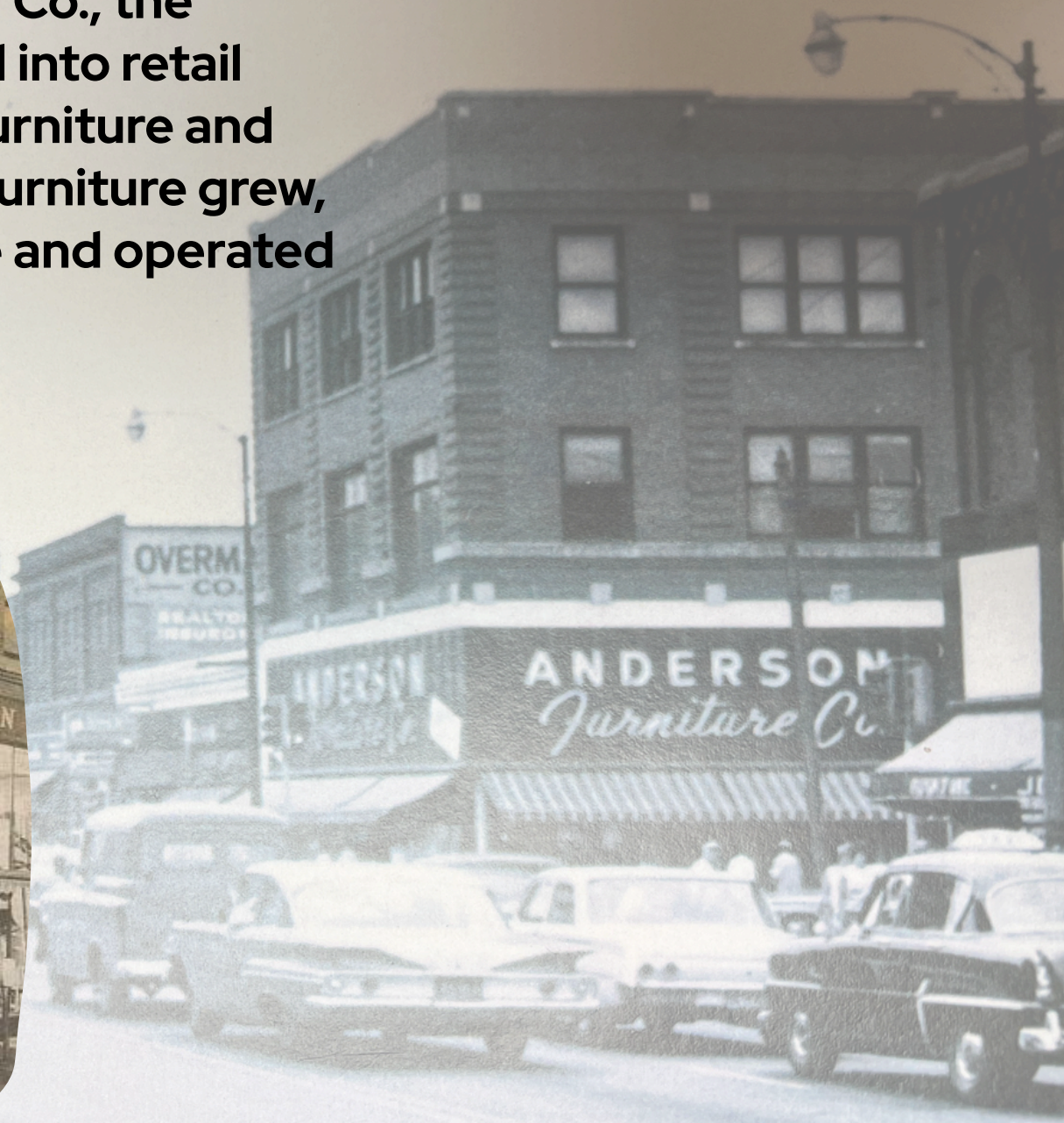
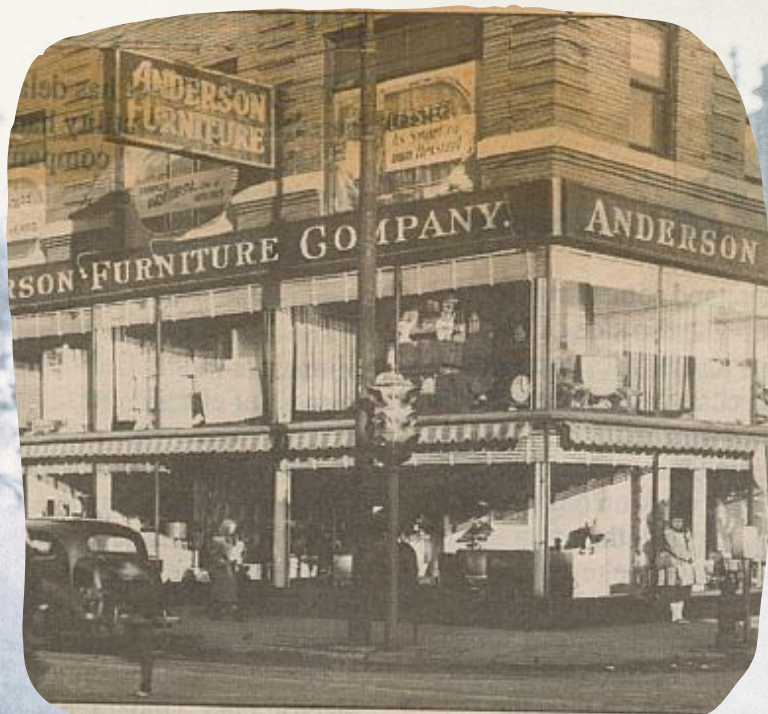


Follmer
COMMERCIAL REAL ESTATE

The Zenith City...



Built in 1910 by Otis Elevator Co., the original building was divided into retail space between Anderson Furniture and Lion's Drug. As Anderson Furniture grew, it took over the entire space and operated there for over 100 years.



...has served the Twin Ports community since

A new chapter in the thriving Lincoln Park Craft District....



① 3D- NORTH EAST

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

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

All Information Herin Deemed Reliable but not Guarnateed

SIGNAGE

Reimagined for today...

With most of the interior demo completed, this property is just waiting to be brought back to life in this vibrant neighborhood. Perfectly suited for housing/hotel on the 3rd and 4th floors and a prime Superior Street retail opportunity. The current owners have demoed 99.9% of the interior, installed a new roof, exposed the brick walls, and upgraded the fire suppression system. This one is ready for redevelopment.



2030-2032 West Superior St, Duluth, MN
Offered at \$1,595,000

Parking Problems? Not here.

This building comes with eight indoor spaces and four outdoor spaces. Additionally, there are 45 parking spaces across the street available for monthly rental. 85+ free spaces walking distance away, as well as ample metered parking.

restaurant



2030-2032 West Superior St, Duluth, MN
Offered at \$1,595,000

TBI Residential & Community Services

rented parking

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

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

All Information Herin Deemed Reliable but not Guarnateed

Lynnette's Portrait Design



**2030-2032 West Superior St, Duluth, MN
Offered at \$1,595,000**

#010-1120-02720

29,800 SF Above Grade

7,533 SF Basement

2,404 SF - 4 Car Attached Garage

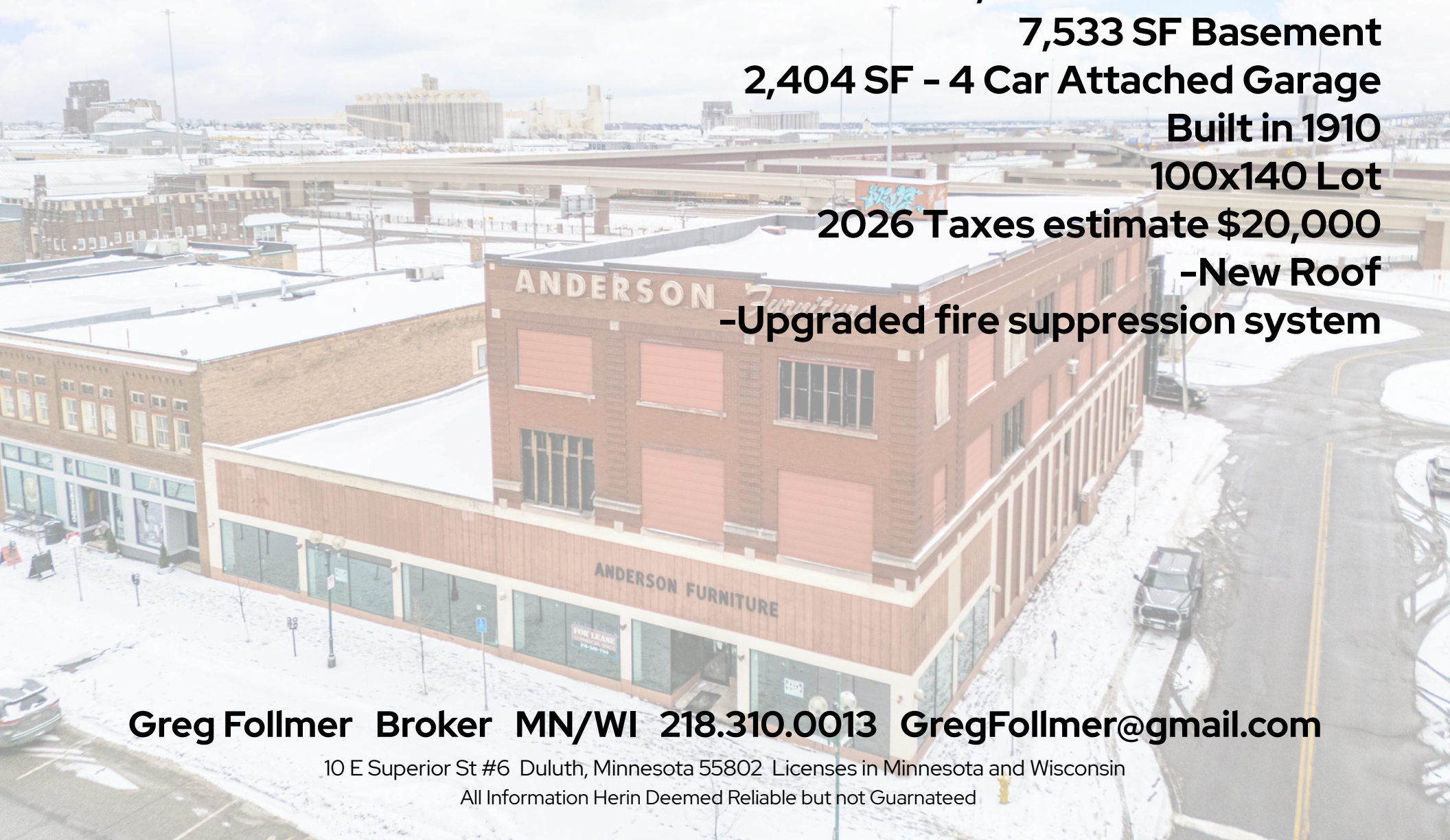
Built in 1910

100x140 Lot

2026 Taxes estimate \$20,000

-New Roof

-Upgraded fire suppression system



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

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

All Information Herin Deemed Reliable but not Guaranteed