

# 22 E 2<sup>nd</sup> Street, Duluth, MN Completely Renovated Offered at \$495,000



Our parents still have  
no idea what we do.

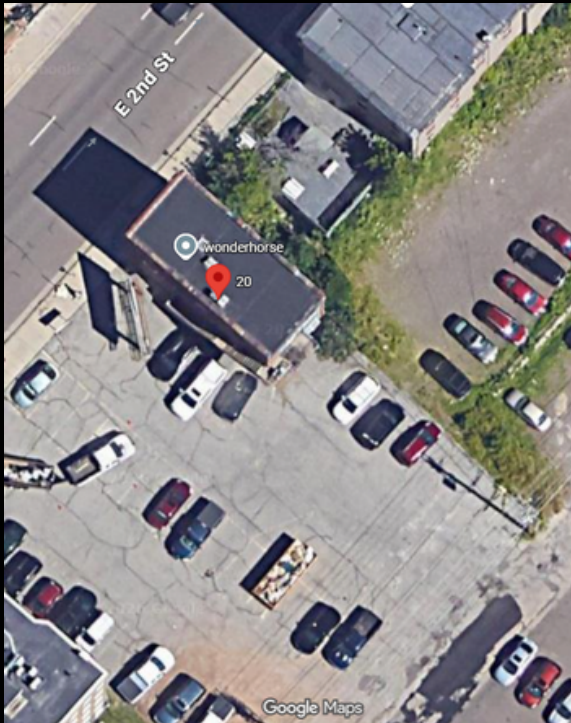
wonderhorse

 **Follmer**  
COMMERCIAL REAL ESTATE

Beautifully renovated office building on East Second Street, directly across the street from the Historic Old Central High School. Multi-level building with full (walkout) basement. A combination of open space and four private offices makes transitioning your business into this building easy. The rear balcony and conference room enjoy sweeping views of Lake Superior. Easy street parking and ample off-street parking, and still conveniently located in Duluth's CBD.

Take advantage of the benefits of owning instead of leasing, tour this one today.

## 22 E 2<sup>nd</sup> Street, Duluth, MN – Offered at \$495,000



**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 Herein Deemed Reliable but not Guaranteed



**22 E 2<sup>nd</sup> Street Duluth, MN  
Offered at \$495,000**



- #010-0950-00590
- 2026 Taxes \$6,022.46
- Lot Size 25x140
- Year Built 1876
- Two Stories
- 3,375 SF

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