

F **FOR SALE**



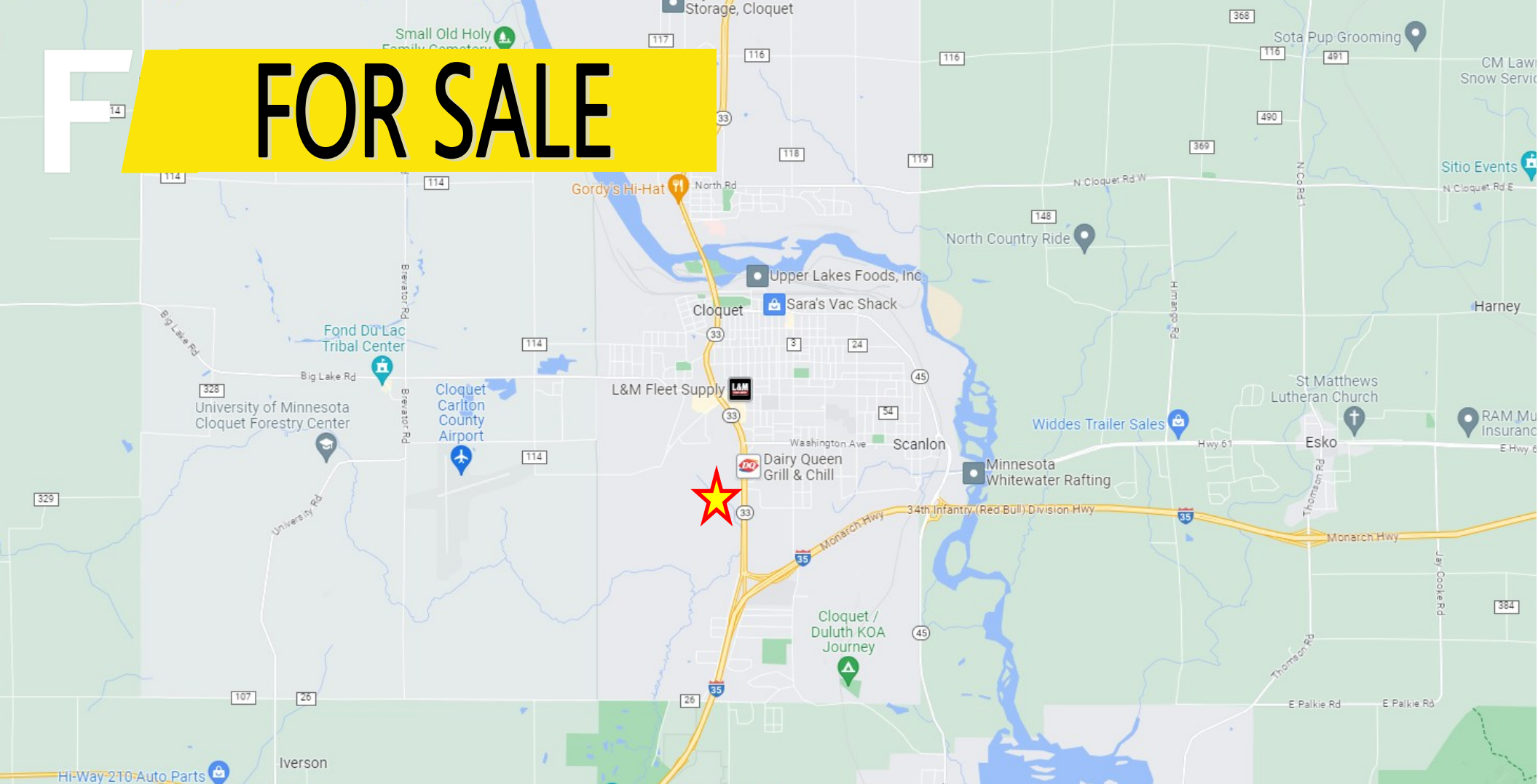
Prime Cloquet Site
1513 S Hwy 33, Cloquet, MN
Offered at \$975,000

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

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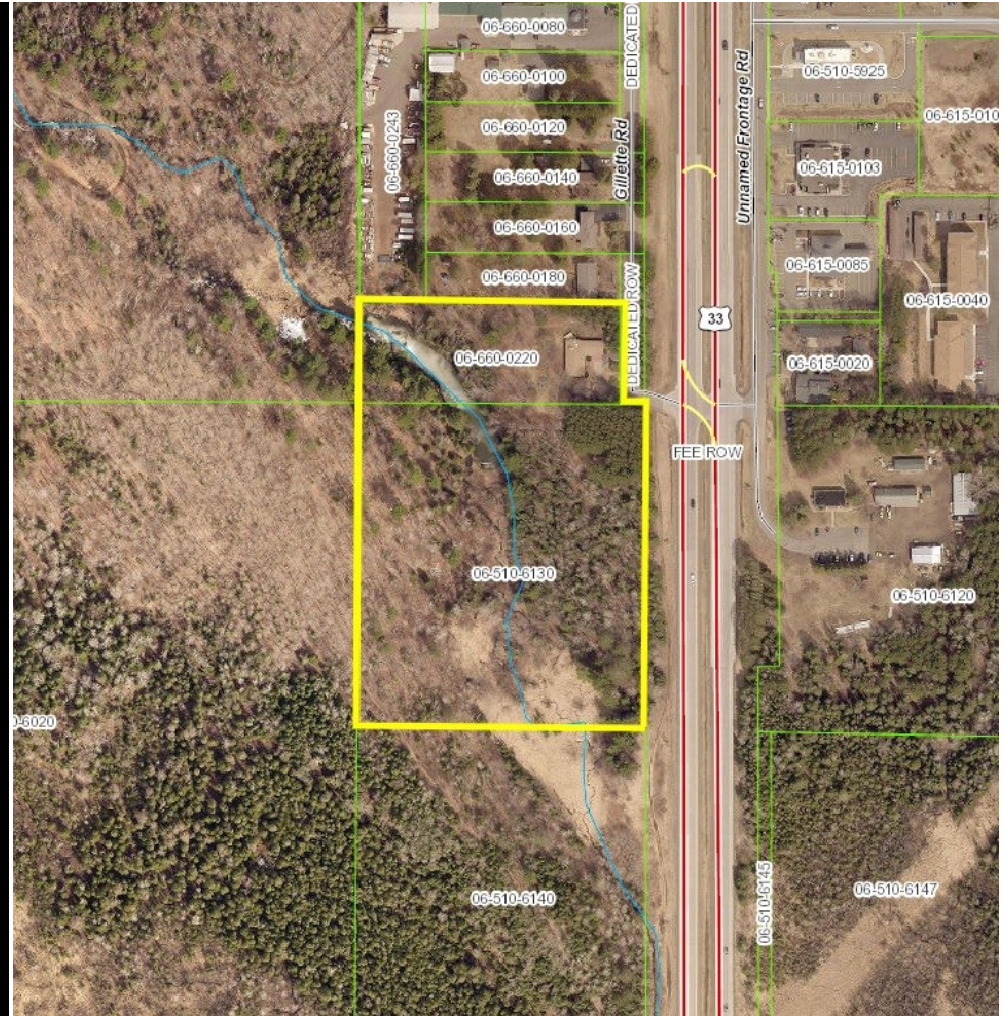
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- 806' of Highway Frontage
- Approximately 11 Acres
- Zoned Highway Commercial
- #06-660-0220 & 06-510-6130
 - 2026 Taxes \$9,986.00

Undeveloped Prime Hwy 33 site!

Previously residential, now commercial land with no environmental issues! Absolutely perfect for new development and a massive stretch of highway frontage at the entrance to Cloquet. Prime Retail Corridor!! Frontage road and huge crossover at site make this a great deal for future development. All utilities at site.



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