

# Woodland Opportunity

## 15 W Redwing St

### Offered at \$395,000



**Greg Follmer Broker MN/WI 218.310.0013 [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

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

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# ***Beautiful Multi-Use Building***

## ***Ideal Live-Work Opportunity with Rental Potential***

This is a fantastic chance to either live and work in the same space or relocate your business while renting out the one-bedroom apartment. The building has been completely remodeled and is in excellent condition, showcasing fresh updates throughout.

- Features include:
  - New furnace with air exchange
  - High ceilings
  - Electric baseboard heating

The apartment is currently rented month-to-month for \$950 gross, which is below market value. Additionally, you'll enjoy off-street parking along with convenient street parking. This space is perfect for a variety of uses! Come take a tour today!

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- #010-4670-00210
- 2,080 SF
- Built in 1980
- 40x154
- 2026 Taxes \$4,928.00

**Woodland Location**  
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**GREG  
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COMMERCIAL REAL ESTATE



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