

FOR SALE

hostel du
NORD



Annex du Nord

118 N 3rd Ave W, Duluth, MN

Offered at \$439,000

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

12 East Superior Street #6 • Duluth, Minnesota 55802 • Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed



118 N 3rd Ave W

#010-0960-00870, 00850, 00830

2024 Taxes \$4,938.00

5,950 Square Feet

140x100 Lot

Built in 1924



Annex du Nord

118 N 3rd Ave W, Duluth, MN

Offered at \$439,000

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

12 East Superior Street #6 ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

Annex Du Nord

Unique Opportunity to become the new owner of the Annex du Nord Art Hostel.

Downtown location with private parking offers travelers and easy

Jump off points to all that Duluth has to offer.



Annex du Nord

118 N 3rd Ave W, Duluth, MN

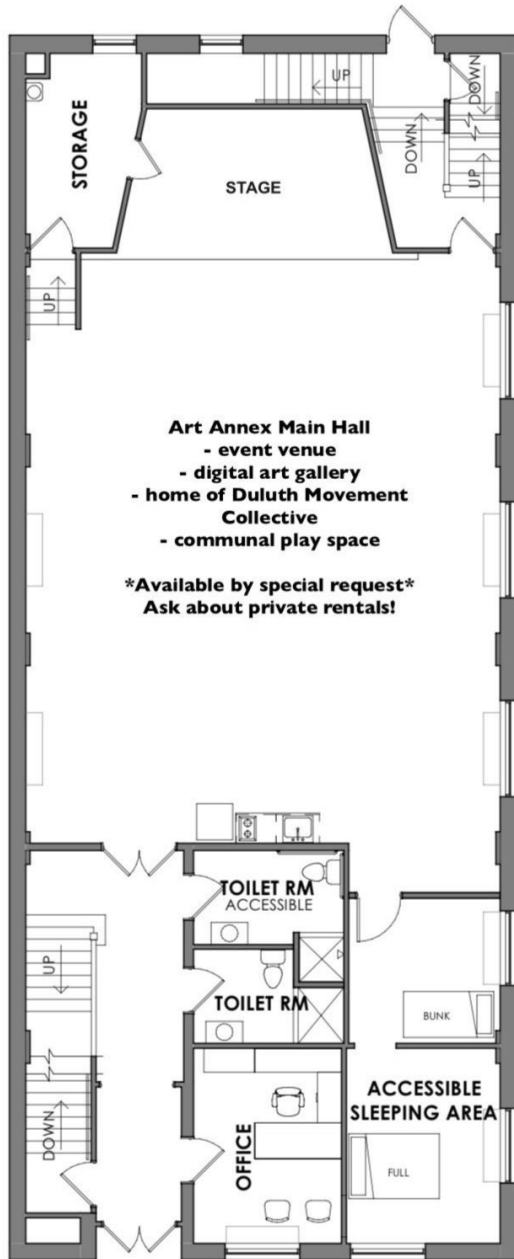
Offered at \$439,000

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

12 East Superior Street #6 ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

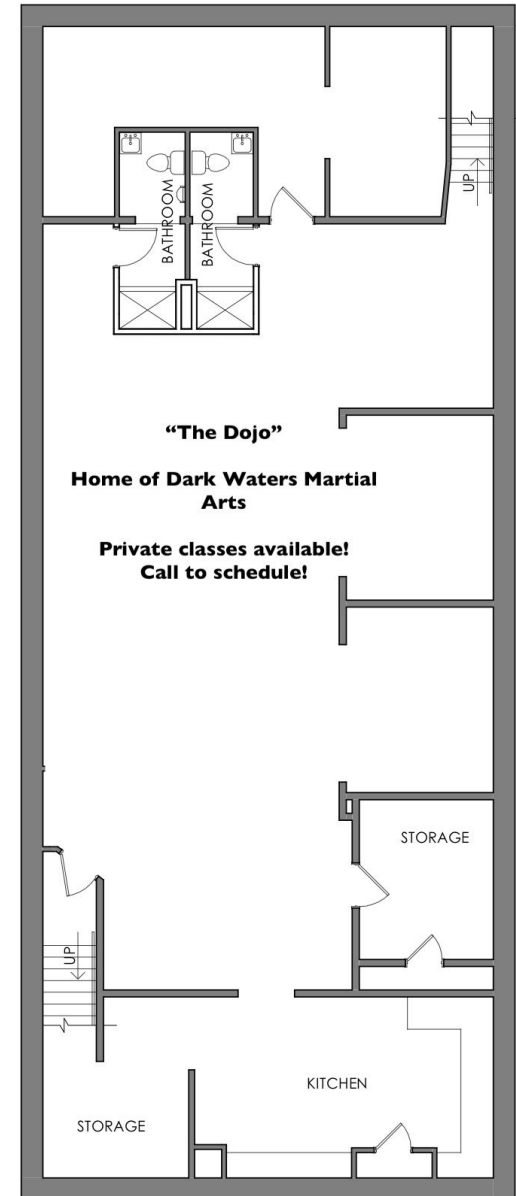
Annex Main Level



Annex Upper Level



Annex Lower Level



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

12 E Superior Street #6 ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed