

# Turn Key Opportunity

## Lease Rates Available to Qualified Tenants

### 2023 W Superior Street Duluth, MN 55806



**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

All Information Herein Deemed Reliable but not Guaranteed

# Currently, this space is home to the “Caddy Shack Indoor Golf & Pub,” offering a fantastic turn-key opportunity with a lot to offer!

- Versatile potential in a multi-use event venue
- Established, turn-key business ready for operation
- Opportunity to expand services and events
- Prime location in Lincoln Park on Superior Street, with on-site parking
- **Potential:** This property can accommodate a variety of ventures, including:
  - Bar/recreation/event/music center
  - Everything is in place for a turn-key operation





**2023 West Superior St, Duluth, MN**  
**Currently home to the popular "Caddy Shack"**  
**Turn Key Lease Opportunity**

# Exciting Opportunity to Become Your Own Boss..

Here's a fantastic chance to take charge of your career! You can lease a fully operational bar in the vibrant Lincoln Park neighborhood.

- **Features include:**
  - **Off-street parking**
  - **Approximately 12,000 square feet of space**
  - **Private Suite rentals**
- **3 HD Golf Simulators**
- **1 Laser Shot shooting simulator**
- **1 Large Private Karaoke suite with banquet room**

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# 2023 West Superior St, Duluth, MN Currently home to the popular "Caddy Shack" Turn Key Lease Opportunity

- Heart of the Growing Craft District
- Established Business
- New housing in the area to include on the same block
- Competitive NNN Rate to be disclosed to qualified prospects.



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