

F **FOR SALE**



Offered at \$645,000

824 W 3rd Street ▪ Duluth, MN

Approximately 2 Acres with Lake views



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

Lake Superior View

This almost 2 acre site boasts unsurpassed views overlooking bayfront park, aerial bridge, downtown Duluth, harbor, Rice's point and St. Louis river.

Amazing Development Opportunity for Lake View



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#014-1360-00030

2026 Taxes \$8,098.00

Approx 2 Acres

4,585 SF Main Floor

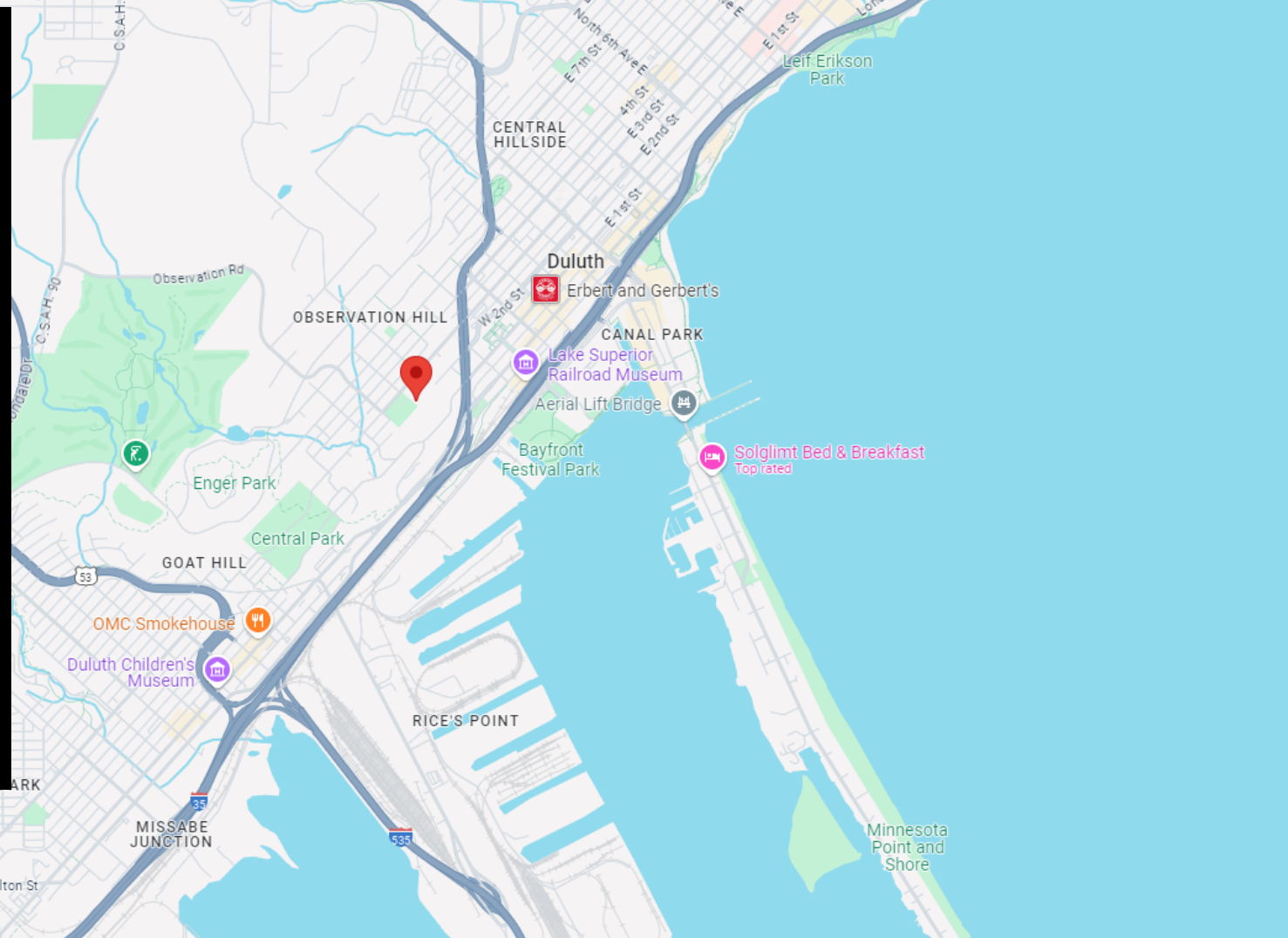
4,585 SF LL with 2 Garage Doors

**Roof seal coted 3 years ago (10
year warranty)**

Heated front Sidewalk

Tripple Stage Boiler System

Zoned R-2



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