

For Sale or Lease Opportunity
Lease Rates Available to Qualified Tenants
Offered at \$1,995,000
2023 W Superior Street, Duluth, MN 55806



Greg Follmer Broker MN/WI 218.310.0013 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
For Sale \$1,995,000

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 For Sale - \$1,995,000

- 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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