

Strategically Located Warehouse & Shop

1325 29th Street, Cloquet, MN 55734

Offered at \$795,000



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



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1325 29th Street Cloquet, MN 55720

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Prime Warehouse and Service Shop for Sale

- **Features:**

- Shop/service facility constructed in 2016, equipped with in-floor heating.
- Newly built steel-frame warehouse from 2023, featuring convenient floor drains.

- **Highlights:**

- This warehouse shop offers a fully drive-through service, making it ideal for those in commercial or industrial services.

A spacious 1.40-acre site available for outdoor storage.
Super Clean Property ready for the next user.



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Property Details

- 2,016 SF wood-frame shop with service counter
- 2-14' overhead drive-in doors
- In-floor heat with finished and insulated interior
- Floor drains & cleanout
- Hoist can stay
- Full bathroom with shower
- Storage loft
- 3,000 SF steel frame addition 2023
- Fully finished and insulated interior
- Floor Drains
- 3-phase power with power converter
- Forced-air furnace with gas overhead heaters.
- 14' overhead door and drive-through building.

2026 Taxes \$9,306

#23-320-0160 & #23-320-0140



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