

FOR LEASE



186 HARDING AVE. DULUTH, MN



IN COOPERATION WITH



**Gordon
Brothers**[®]

Alex M. Bushey

218-606-7777

www.GlacierCommercialRE.com

Information provided is believed to be accurate and sourced with care; however, it is not guaranteed.

THE OPPORTUNITY

186 HARDING AVE. DULUTH, MN



EXCELLENT RETAIL OPPORTUNITY AVAILABLE. Positioned in the heart of Duluth's highly trafficked Central Entrance corridor, this +/- 6,860 SF standalone commercial building offers exceptional visibility and access along one of the city's primary retail arteries. Built in 2004, the property features a flexible, open floor plan with minimal interior columns—ideal for a wide range of retail, showroom, or service-oriented uses.



Information provided is believed to be accurate and sourced with care; however, it is not guaranteed.

PROPERTY DETAILS

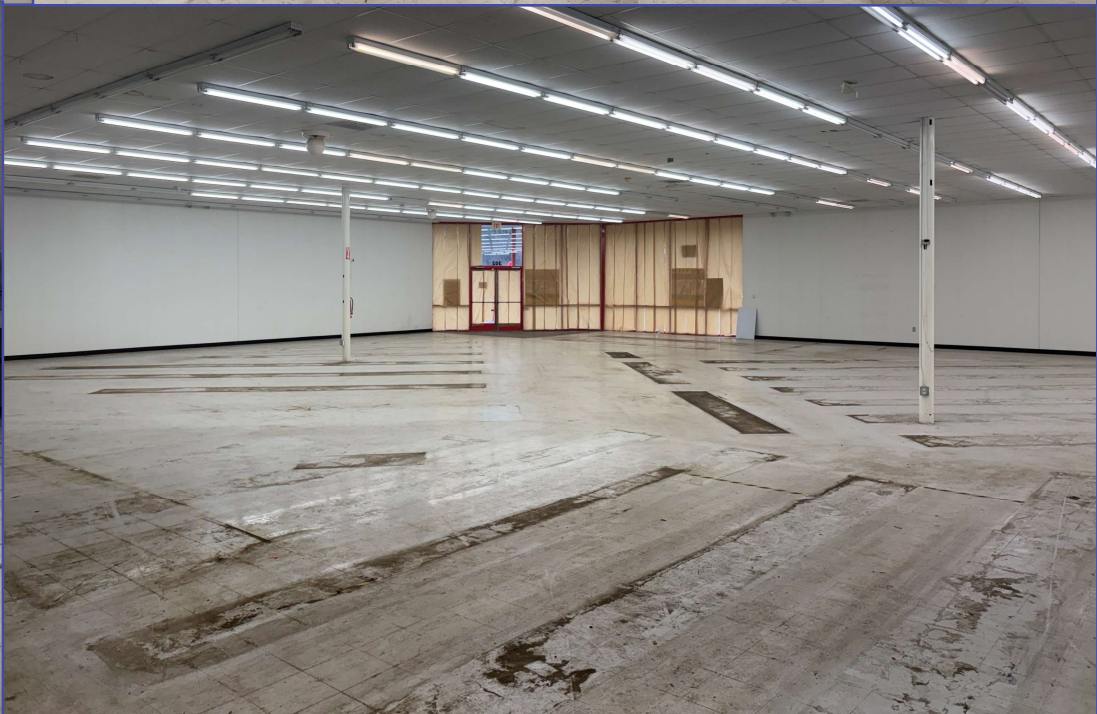


- +/- 6,860 SQ. FT.
- ONSITE PARKING
- OPEN FLOOR PLAN
- 0.62 ACRES
- CENTRAL ENTRANCE FRONTAGE
- POLE SIGN



Information provided is believed to be accurate and sourced with care; however, it is not guaranteed.

INTERIOR PHOTOS



Information provided is believed to be accurate and sourced with care; however, it is not guaranteed.



GLACIER COMMERCIAL REAL ESTATE

11 E. Superior St. Suite 542 Duluth, MN 55802

218-606-7777

www.GlacierCommercialRE.com

Information provided is believed to be accurate and sourced with care; however, it is not guaranteed.