

F FOR LEASE or SALE



East End Office with Parking

\$3,000/Month NNN / \$700,000

831 E 2nd Street • Duluth, MN

 **Follmer**
COMMERCIAL REAL ESTATE

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

F FOR LEASE

-2,800 SF Office

-Parking in upper lot—5 stalls

-2 compact size stalls next to building

-RE Taxes, Insurance & CAM charges

approximately \$1,000/month

(snow removal extra)

-Separately metered utilities



East End Office with Parking

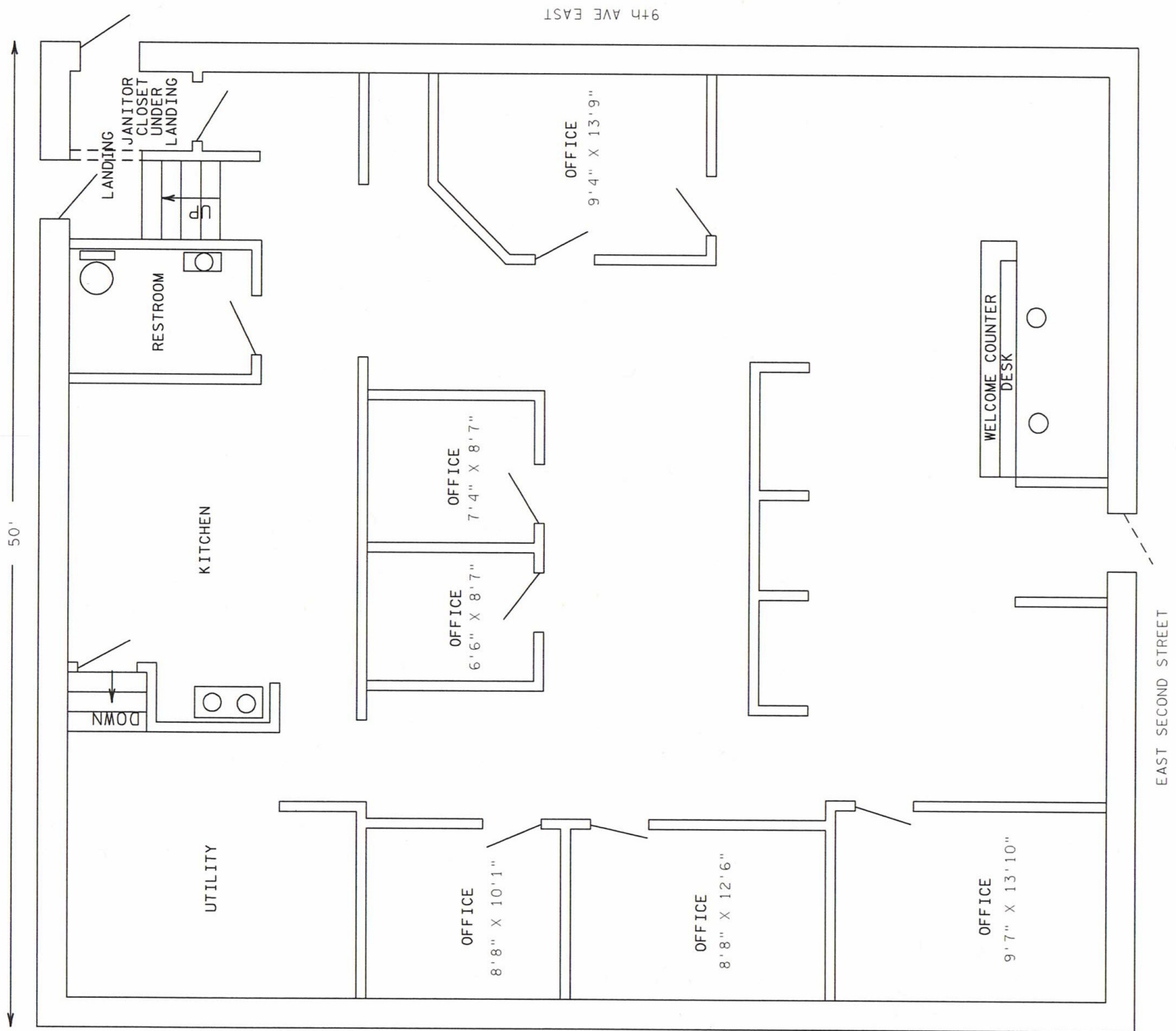
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F FOR SALE

#010-3830-07630 & 07640

5,600 SF / 2 Floors

Built in 1922

2026 Taxes \$19,480

Off Street Parking

Upper Floor Tenant in Place

Investment Opportunity? Or Owner occupy with the benefit of a tenant in place to help cover costs! This building sits in a perfect East End location just outside of downtown but with easy access and off street parking. Second floor tenant is already in place!



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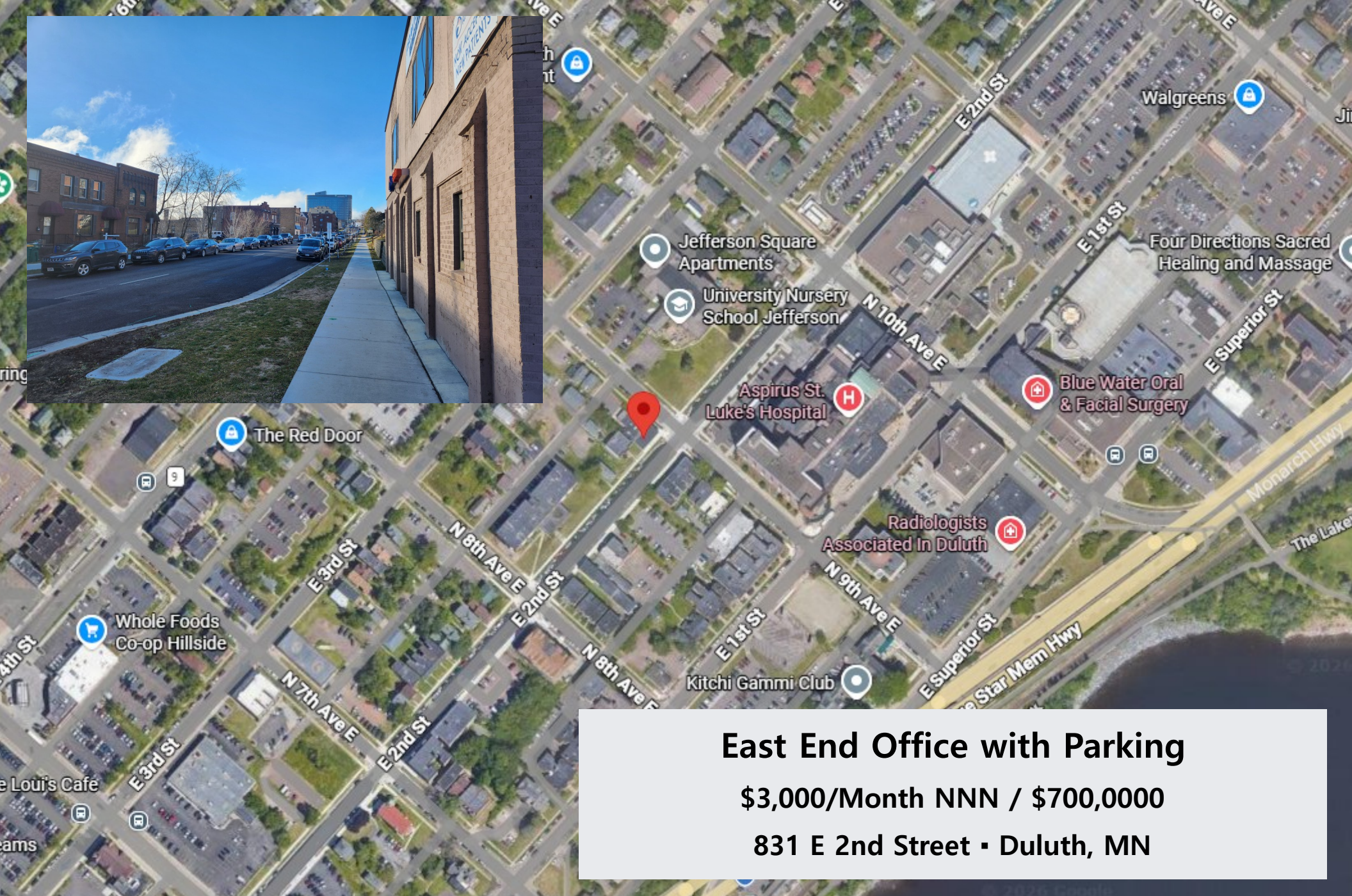
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