



1405 Miller Trunk Highway, Suite 600, Duluth MN 55811 (218) 727-0064

Irreplaceable...Generational...Memorable...

A 1913 Architectural Landmark

Crafted for Generations. Ready for Its Next Vision.



Built in 1913 at a time when craftsmanship defined architecture, this distinguished historic school stands as a rare and enduring masterpiece. Thick masonry walls, expansive windows, and commanding proportions speak to an era of permanence and pride. More than a building, this is a legacy property — poised for transformation while honoring its extraordinary past.



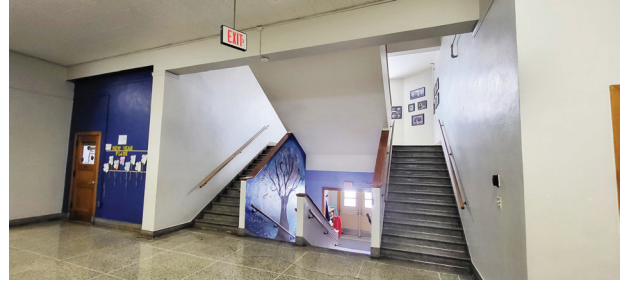
Beth Wentzlaff
(218) 590-7570
Broker/President

Asking Price: \$1,100,000

Gayle Ankarlo
(218) 590-3219
REALTOR/Agent



A NOSTALGIC SENSE OF ARRIVAL



Step through its doors and experience wide hallways, soaring ceilings, and the unmistakable presence of authentic materials. Terrazzo floors shimmer with history. Solid wood flooring carries the graceful patina of time. Natural light pours through oversized windows, illuminating expansive interiors designed to inspire.

There is a feeling here — impossible to replicate in modern construction — of permanence, dignity, and possibility.

VOLUMES OF LIGHT & SPACE

Each classroom is generously scaled, filled with sunlight, and framed by vintage wood, open space and substantial architectural details.



The proportions lend themselves beautifully to:

- Luxury loft-style residences
- Creative studios or galleries
- Executive offices or collaborative workspaces
- Hospitality or event concepts

The scale invites imagination.

The structure ensures longevity.



SPACES DESIGNED FOR COMMUNITY



The gymnasium offers surprising ceiling height and wide-open flexibility — ideal for conversion into a grand hall, performance venue, wellness facility, or spacious conference room.



Dedicated specialty spaces including a band/music room, spacious lunchroom, and commercial kitchen create opportunities for adaptive reuse with remarkable ease.



INFRASTRUCTURE WITH INTEGRITY

While rich in historic character, the property benefits from meaningful updates:

- 10-year flat roof
- Newer boiler systems
- Fire sprinkler system
- Security system
- 30,014 sq. ft.
- Large Walk-out Basement
- Parking for 80+ Cars
- Large Playground Area

The essential systems are in place — supporting both redevelopment and long-term investment confidence.

2.45 ACRES OF EXPANSIVE GROUNDS

Set across 2.45 acres of combined parcels, the property includes:

- Ample outdoor recreation space
- Generous on-site parking
- Room for landscape design or expansion



ZONED MU-N
Multiple Use Neighborhood



With MU-N zoning, the possibilities are as substantial as the structure itself:

- Signature residential conversion
- Mixed-use redevelopment
- Boutique hospitality concept
- Cultural or community destination

FOR MORE INFORMATION PLEASE
CALL: (218) 727-0064

Or visit our Office at:

1405 Miller Trunk Highway
Suite 600
Duluth, MN 55811



WWW.CMRASELLS.COM

