



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

## **FOR SALE:** 6420 Redruth St, Duluth MN 55807



Opportunity awaits with this unique property for an owner/user to locate, grow an existing business and/or it has huge potential to occupy part and continue to lease the rest with tenants. Ideal for storage, distribution or an office-service business where visibility is not a requirement, but has easy access to Grand Avenue, the main thoroughfare through West Duluth and I-35.

Zoned: Mixed Use Business(MU-B)

# **ASKING PRICE: \$936,000.00**

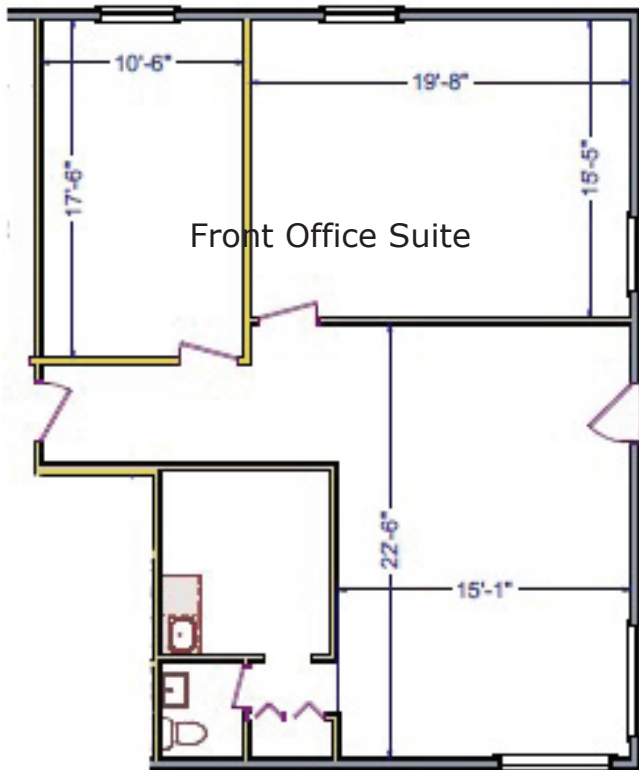
## Building 1



Leased

### Front Office Suite

- Built in 1976
- 1200 Sq Ft
- 2 Private Offices
- Large Open Reception/Retail
- Breakroom
- Restroom
- Leased



Front Office Suite



Reception/ Retail/Office



Breakroom



Private Office

### Property Information:

- Bldg 1** - 4080 Sq Ft Office (1200 sq ft tenant)
- Bldg 2** - 2400 Sq Ft Warehouse (tenant)
- Bldg 3** - 2800 Sq Ft Warehouse (tenant)
- Bldg 4** - 3200 Sq Ft Warehouse (tenant)

Total Square Footage - 12,480

**Lot Size**- 66,653 Sq Ft/1.5 Acres

**2026 Taxes** - \$11,124.00

**Zoning:** MU-B



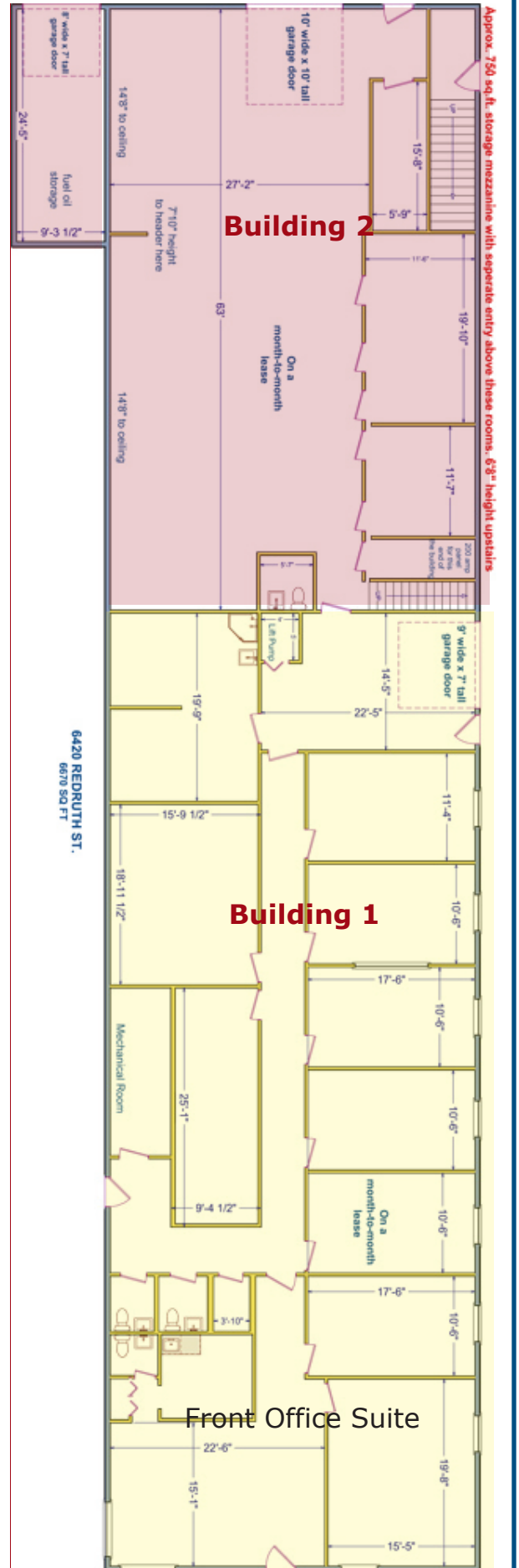
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**Building 1**

**Single or Combined Offices/Storage**

- 3 - 10' x 17' (3 vacant)
- 1 - 10'x 17' (M/M Lease)
- 1 - 11'4 x 17'6 (vacant)
- 1 - 15'9 x 18'11 (vacant)
- 1 - 25'1 x 9'1 (Vacant)
  - Each Secure
- Common Area Restrooms
  - Mechanical Room





- Building 2**
- Built in 1985
  - Contiguous/Shared Wall with Bldg 1
    - 40' x 60'
    - 2400 Sq Ft
  - 10' Overhead Garage Door
    - Oil Heat Furnace
    - Restroom
  - Mezzanine Storage
  - Small Garage Attached
    - M/M Tenant



- Building 3**
- Built in 1976
    - 40'x64'
  - 14 ft Overhead Garage Door
    - M/M Tenant



- Building 4**
- Built in 1976
    - 40'x80'
  - 14 ft Overhead Garage Door
    - Electricity
  - Concrete Floor
  - Small Office
    - Tenant

**Current Income -** \$81,090  
**Vacant Income Potential -** \$34,800  
**12 Mo Average Expenses -** \$54,204

**Vacant Space**

Individual Offices - 170 Sq Ft (4)  
 Garage Space w/Office - 618 Sq Ft

**Call Today for a  
a Showing!**



Gayle Ankarlo  
 Agent/Realtor  
 (218) 590-3219



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