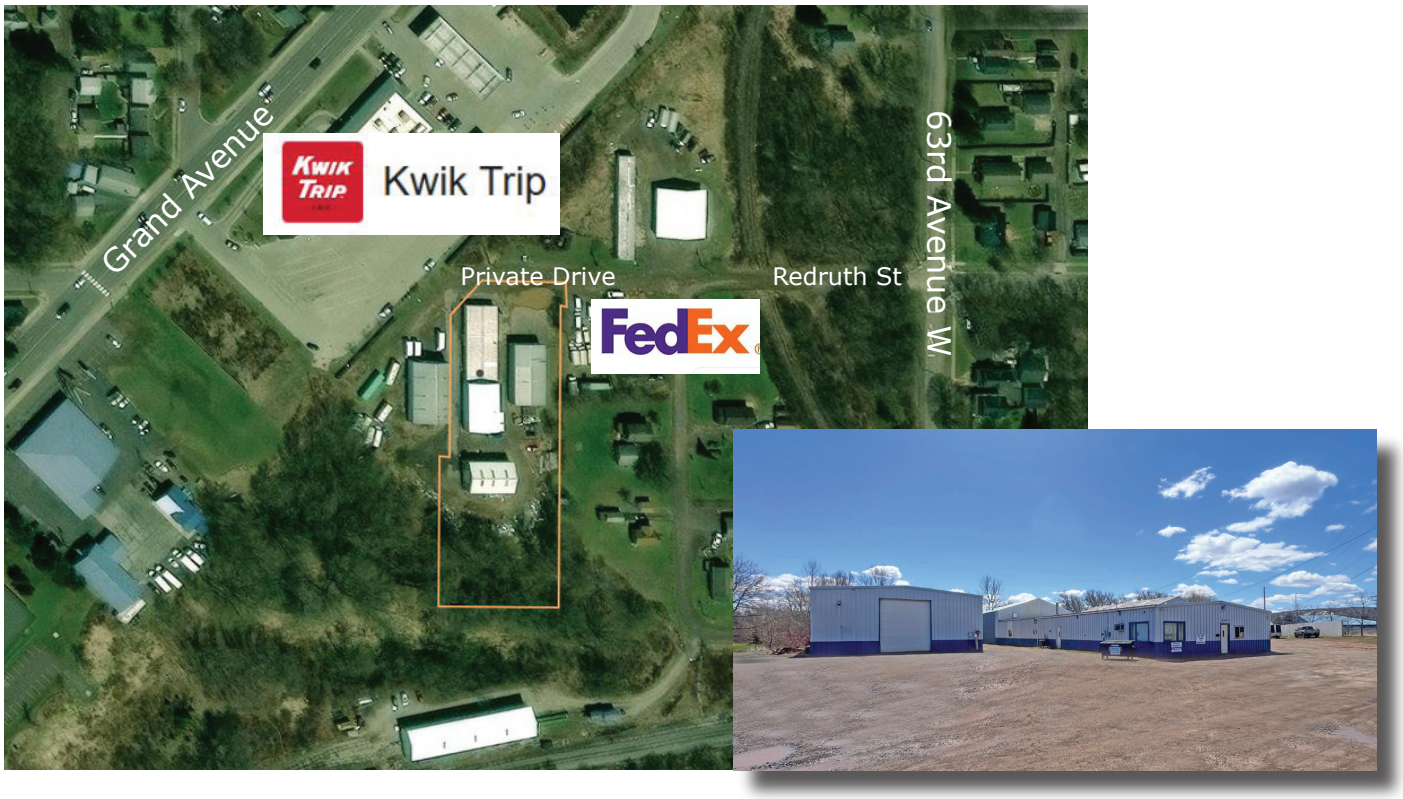
1405 Miller Trunk Highway, Suite 600, Duluth MN 55811 (218) 727-0064

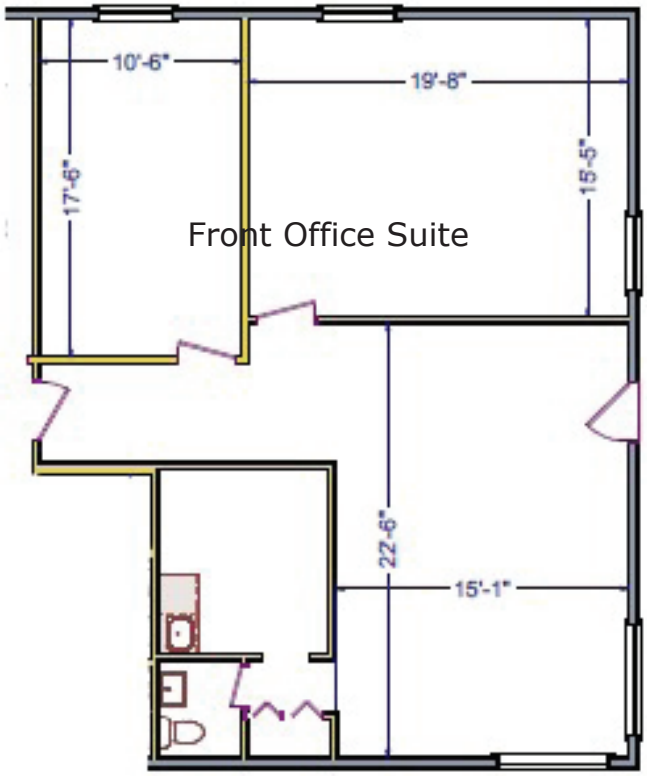
FOR SALE: 6420 Redruth St, Duluth MN 55807



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: $800,000.00



Front Office Suite

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

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

Consulting, Management & Realty Associates LLC
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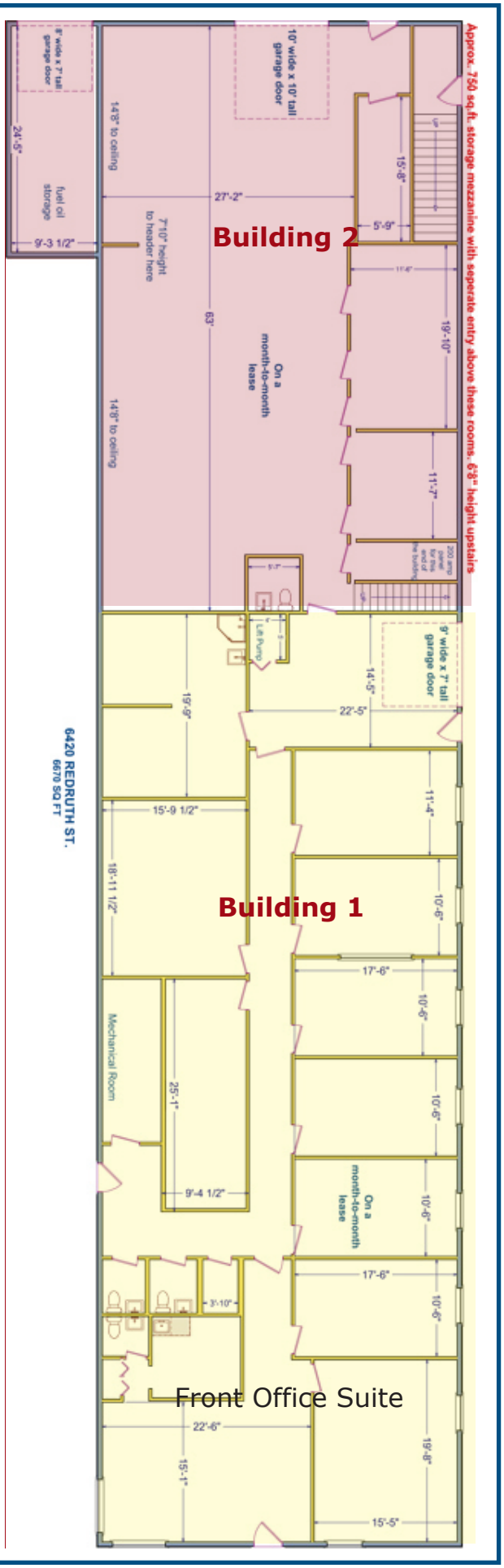
Single or Combined Offices/Storage

- 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 - $81,040
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