



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

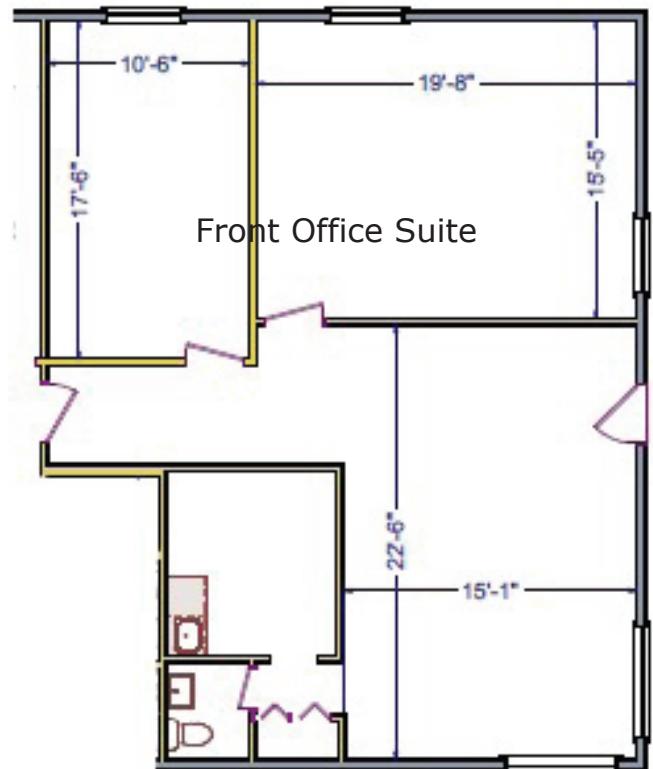
## **FOR SALE: 6420 Redruth St, Duluth MN 55807**



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 to fill the rest with tenants. Ideal for storage, distribution or an office-service business where visibility is not a requirement, but has easy access to main thoroughfares and the interstate.

Zoned: Mixed Use Business(MU-B); this property can easily accomodate contractor's shops, automotive or light industrial type businesses.

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



### Front Office Suite

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



### Property Information:

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

Total Square Footage - 12,480

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

**2025 Taxes** - \$10,872.00

**Zoning:** MU-B

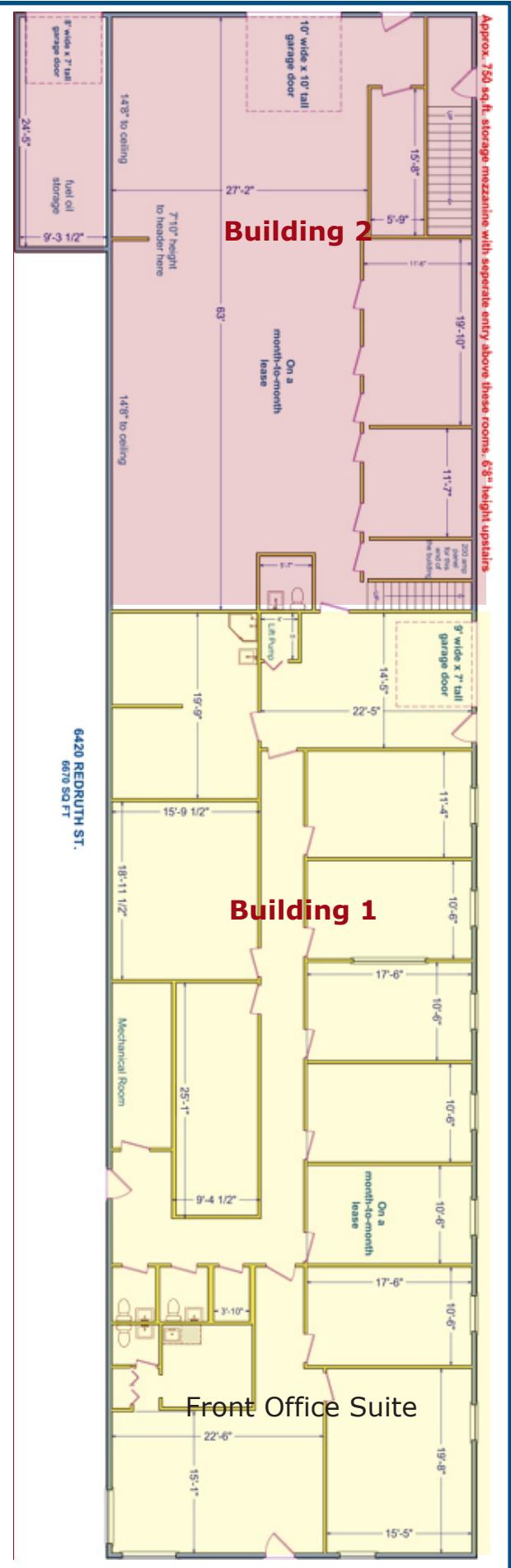


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## Single or Combined Offices/Storage

- 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



Mezzanine

## 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



## Building 4



**Current Income** - \$ 41,040  
**Vacant Income Potential** - \$57,600  
**12 Mo Average Expenses** - \$54,204

### Vacant Space

Warehouse - 3200 Sq Ft  
Office Suite - 1200 Sq Ft  
Individual Offices - 170 Sq Ft (4)  
Garage Space w/Office - 618 Sq Ft

## 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
  - Vacant

**Call Today for a  
a showing!**



Gayle Ankarlo  
Agent/Realtor  
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