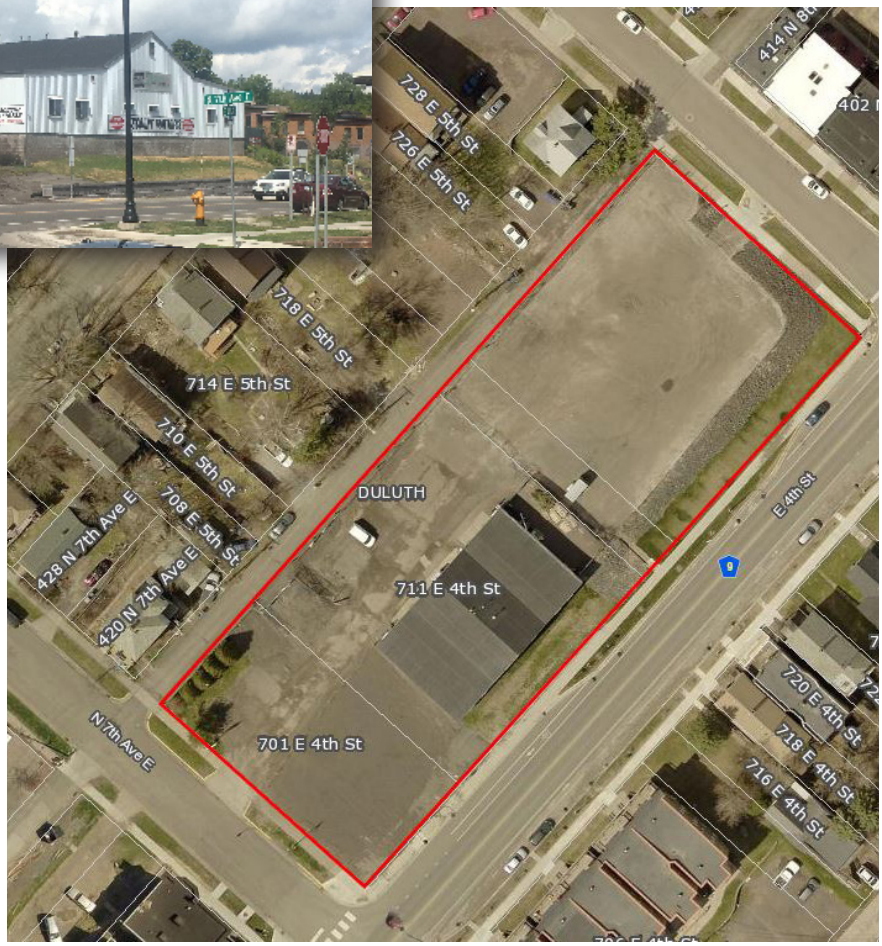
Consulting, Management & Realty Associates LLC

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

For Sale: Development Site

701-731 E. 4th St, Duluth MN

- Largest Available Development Site on the East Duluth Hillside



- 1.29 Acres
- 375 x 150 Lot Size
- 6000 Sq Ft Warehouse
- 4 OHG Doors
- F-6 Zoning
- 2026 Taxes - $14515.44
- 11,200 Daily Traffic Count

Asking: $ 980,000

Parcel ID's:

010-3830-14570
010-3830-14630
010-3830-14640
010-3830-14560

Location...
Location...
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East 4th Street is a main thoroughfare in the Duluth community, as well as a strong business corridor. Three blocks to the east and three blocks to the west is the site of the two major hospitals and their clinics that serve Duluth and its surrounding areas.

F-6 Zoning allows for Residential, Multi-family, and Commercial Uses.

Maximum Height - 55'
Front Set Back - 0-5'
Side Set Back - 0'

COMMERCIAL Real Estate
REALTOR®

What an exciting opportunity to develop this entire block!

Contact:
Beth Wentzlaff Or **Gayle Ankarlo**
Lic. in MN & WI, **Lic. in MN**

Call: 218-727-0064