



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



Here is a great opportunity to own your own office in the heart of the Spirit Valley/West Duluth business corridor and on the main thoroughfare! Huge visibility and high traffic counts. This building offers excellent exposure in an up and coming area of business, retail and recreation. Business and development is moving west! Come and see what West Duluth has to offer!

Parcel Code: 010-4510-02360

Building: 1775 sq ft

Built: 1957

Dimensions: 26' x 67'

Lot: 25'x125'

Off-Street Parking: 7 Vehicles

2025 Taxes: \$6,590

Zoning : F4

Asking Price: \$375,000



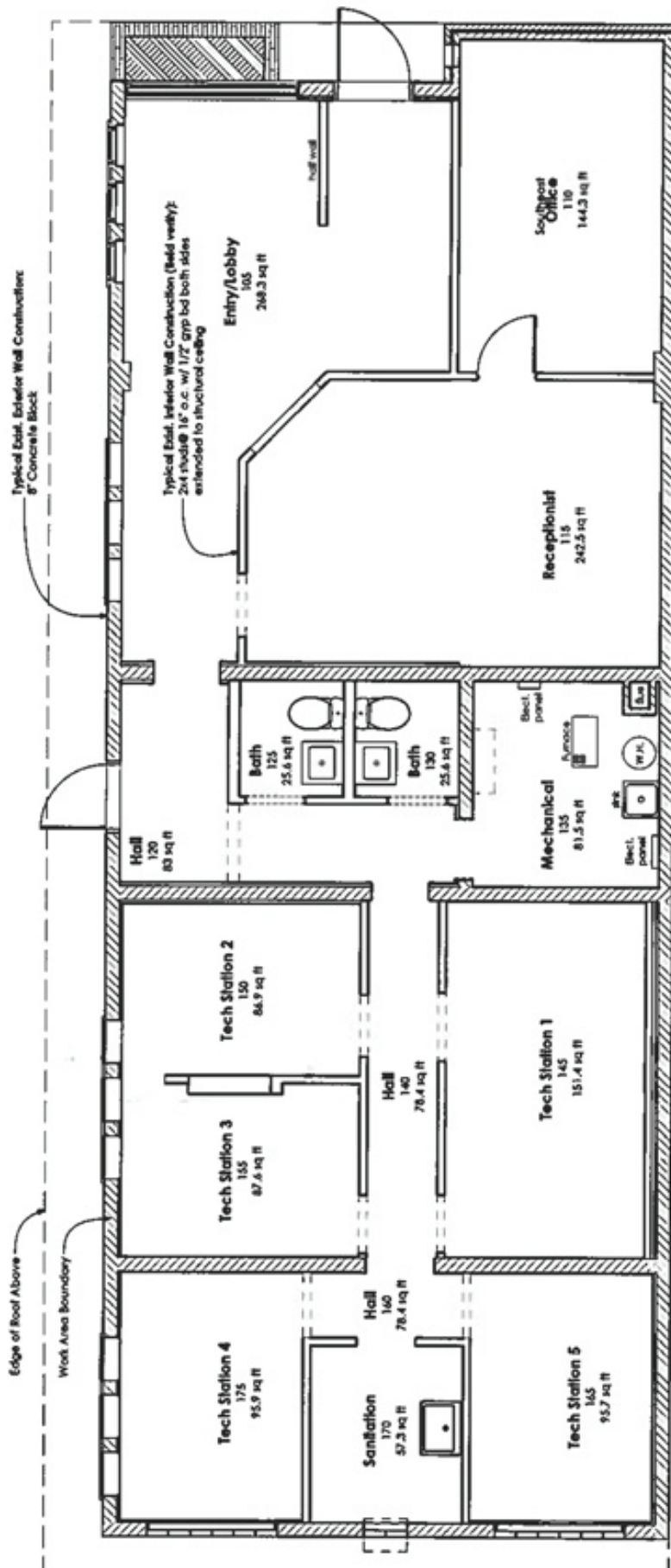
Gayle Ankarlo
Agent/REALTOR
(218) 590-3219



Call for a showing today!

Typical Wall Construction @ interior face of exterior walls @ work area:
 Exst. 2x framing @ 16" o.c.
 Insulation (1 1/2" XPS Rigid Foam, R-7) to fill cavity
 4 mil poly vapor barrier
 New 1/2" gyp bd

1st Plan - Proposed



Construction Services & Inspect
Reviewed For Code Compliance
MSBC 2015
Tari Rayala 06/04/20

Typical Exst. Exterior Wall Construction @ south wall:
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keppersdesign
 Architecture

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**PRELIMINARY -
 NOT FOR
 CONSTRUCTION**

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IF THE ADJACENT
 DIMENSION DOES NOT
 MEASURE ONE INCH (1")
 EXACTLY, THIS DRAWING
 WILL HAVE BEEN ENLARGED
 OR REDUCED, AFFECTING
 ALL LABELED SCALES

Call (218) 727-0064



Entry / Lobby



Entry / Lobby



Receptionist Office



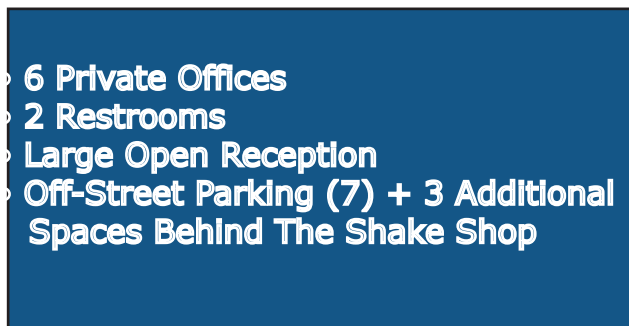
Receptionist Office



Office



Front Office



- 6 Private Offices
- 2 Restrooms
- Large Open Reception
- Off-Street Parking (7) + 3 Additional Spaces Behind The Shake Shop

**New Luxury Vinyl Plank Flooring
Being Installed throughout
the front**



Office / Recording Studio



Neighbors:

The Shake Shop
 Raise the Barre Ballet Studio
 Flora North
 American Legion
 Duluth Valley Youth
 West Duluth Library
 Duluth Chiropractic Clinic
 Nylund Electric
 Bailey Builds Event Center
 Dream Dance
 Holden Insurance
 Mr. D's
 West Duluth Sewing
 Paul T. Paczynski, CPA
 Eye Clinic West
 Andren's Paint
 The Boreal House

Built in 1957 as a dental office; now virtually every inch has been renovated. New siding, exterior doors, windows, boiler, electrical panel/meter and LED lighting, new sheetrock walls, ceiling and luxury vinyl plank flooring.

This is an ideal setting for a retail shop or small office.



Back Office



Back Office



Open Lab/Office

Schedule your showing today!

Visit us at: www.cmrasells.com