



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

FOR SALE: 6420 Redruth St, Duluth MN 55807

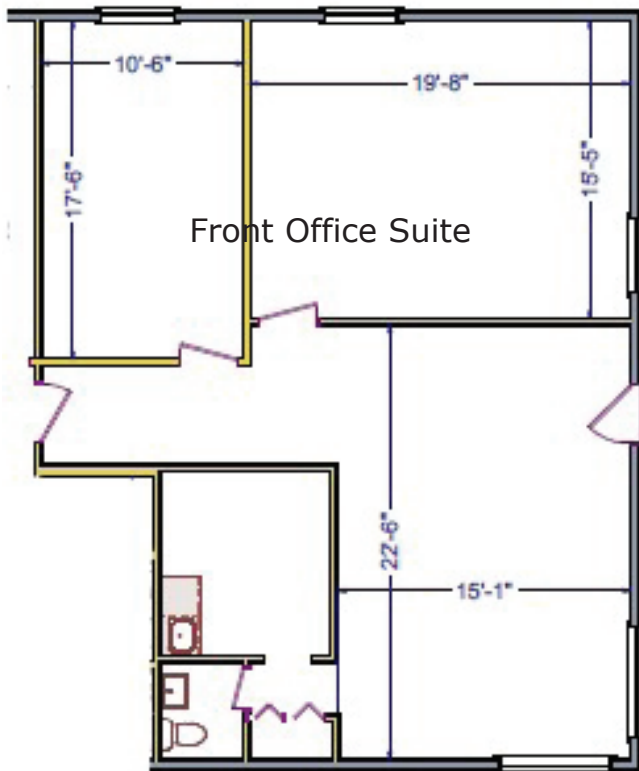


Opportunity awaits with this unique property for an owner/user to locate, grow an existing business and/or it has huge potential to occupy part and to fill the rest with tenants. Ideal for storage, distribution or an office-service business where visibility is not a requirement, but has easy access to 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

Building 1



Private Office

Front Office Suite

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



Reception/ Retail/Office



Breakroom

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 (tenant)

Total Square Footage - 12,480

Lot Size- 66,653 Sq Ft/1.5 Acres

2025 Taxes - \$10,872.00

Zoning: MU-B



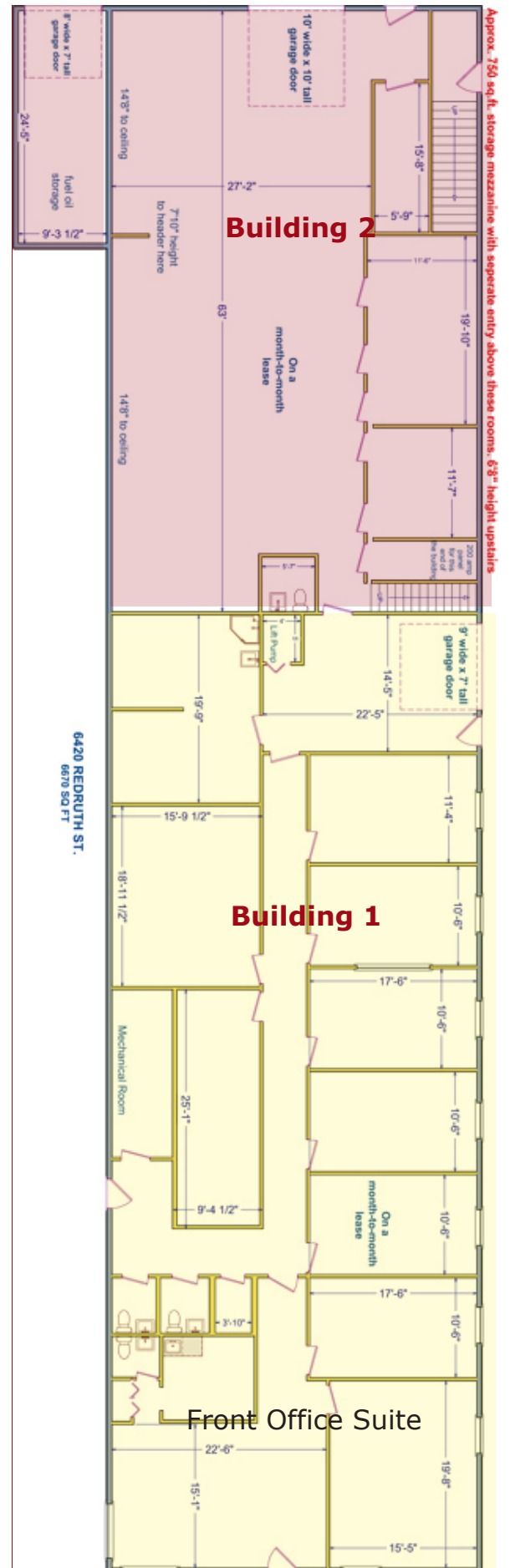
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Building 1

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 - \$ 59,040
Vacant Income Potential - \$39,600
12 Mo Average Expenses - \$54,204

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

**Call Today for a
a Showing!**



Gayle Ankaro
 Agent/Realtor
 (218) 590-3219

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