

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

## Commercial Suites FOR LEASE: 110 EAST 2ND ST. SUPERIOR, WI 54880



★ Bluewater Flats

① University of Wisconsin Superior

② Holiday Inn Express

③ 320 North Apartments

④ Hampton by Hilton

⑤ Barkers Island Inn



### BLUEWATER FLATS-Commercial

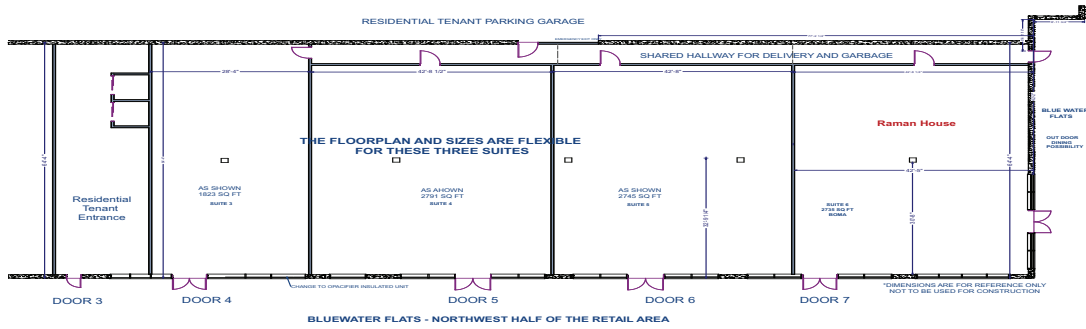
- CUSTOM DESIGN YOUR SUITE TO FIT YOUR NEEDS
- HIGH DENSITY OF RESIDENTS AND TOURISTS
- LOCATED ON THE CORNER OF HIGHWAYS 53 & 2
- 'SUPERIOR' TAX RATES, NO ESST TRACKING
- 3-5 SUITES AVAILABLE
- SUITES FROM 1,800 - 6,300 SQ FT
- RETAIL, SERVICE, RESTAURANT
- AMPLE FREE PARKING
- VIEWS OF LAKE SUPERIOR

**CALL FOR INFORMATION ON THE INTRODUCTORY LEASE RATES**

**WWW.CMRASELLS.COM**

# COMMERCIAL FLOOR PLAN

- Customizable Shell
- Choice of all interior design
- 100 amp service
- 2 stubbed in restrooms
- Choice of contractors & architects
- Storefront doors and windows providing natural light
- Only a few Commercial Suites left



**NOW IS THE TIME CREATE YOUR COMMERCIAL SUITE.** The Bluewater Flats are located at the highly visible corner of Highway 53 and Highway 2. This is a rare opportunity to custom design your own space in a 'New Build' which allows you to build-out, and then move in to the suite to your exact specifications.

Maximize your business visibility with high traffic counts, along with captive audiences from 3 hotels and 2 new high-end apartment complexes, all within easy walking distance!

Next door are both the 84-room Holiday Inn Express and the 83-room Hampton Inn; right across the street is the 111-room Barkers Island Inn Resort and Conference Center with 420 slips in the Barkers Island Marina. The 172 residential units round out the impressive list of your audience base. You will not need to worry where all of your customers will park, there is ample free shared parking of over 150 stalls.

Call now! You don't want to miss out on this opportunity. Only three footprints are free with flexible ranging from 1800 - 5000 sq ft.



For information on the  
**Residential Apartments**  
call Jaycie Paulson at:  
(218) 216-5695  
(Owner's Representative)

## For Commercial Suites



**Beth Wentzlaff**  
Broker/President  
Licensed MN & WI  
**(218) 590-7570**  
beth@cmrasells.com

