Mountain Iron, Minnesota

Development Opportunity

Offered at $245,000

Follmer
COMMERCIAL REAL ESTATE

Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ GregFollmer@gmail.com

230 East Superior Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

FOR SALE

- **2.56 Acres—High, Rolling and Wooded**
- **Easy Access to Hwy 169**
- **Traffic Counts of over 13,000 per day**
- **#175-0071-00901—Zoned Urban Residential Sewered, flexible for a myriad of potential uses**
- **2022 Taxes $1,282.00**
- **Great site for 55+ Apartment Building, Co-op apartment units, hotel, assisting living or townhomes**
- **Close to City Hall, Schools, Library, clinic, Hotel and newly developed shopping area.**

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