



PRIME SPIRIT VALLEY LOCATION

5617 Grand Ave., Duluth, MN

Offered at \$225,000



Wide open floor plan perfect for many uses!

Greg Follmer, Realtor
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230 E Superior Street • Duluth, MN 55802
218-310-0013 • www.GregFollmer.com
Licensed in MN and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed



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Originally serving Duluth's West End as JC Penny's this building has 5,600+ SF of wide open space ready to be transformed into something special! Charming storefront, full basement and if you look close you will see some of the vintage features from its former uses..
Tin ceilings and mezzanine level. Building will need some updating but is priced to move.



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- Built in 1925
 - 5,625 SF
 - 45x125 Lot
- Street Parking Only
 - Full Basement
- 2020 Taxes \$6,778.00
 - 010-4510-05800
 - 010-4510-05810
 - 15 Year old Roof
- Heat—Overhead Blowers
 - Updated Storefront



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