

F FOR SALE



Great NNN Lease Opportunity

1804 Maple Grove Rd, Duluth, MN

Offered at \$495,000

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

Prime Investment Opportunity 9.5% CAP

#010-2710-04642

0.83 Acres

Built in 1979

2023 Taxes \$9,006.00



Great NNN Lease Opportunity

1804 Maple Grove Rd, Duluth, MN

Offered at \$495,000

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



Prime NNN Investment along Miller Trunk Highway Retail corridor! Top visibility with parking and nearly a 1 acre parcel.
Current lease term expires 1/14/27.

11.5% CAP



Great NNN Lease Opportunity

1804 Maple Grove Rd, Duluth, MN

Offered at \$495,000

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