

**F** FOR SALE



**6800 Grand Ave ▪ Duluth, MN**

**Prime Building Site**

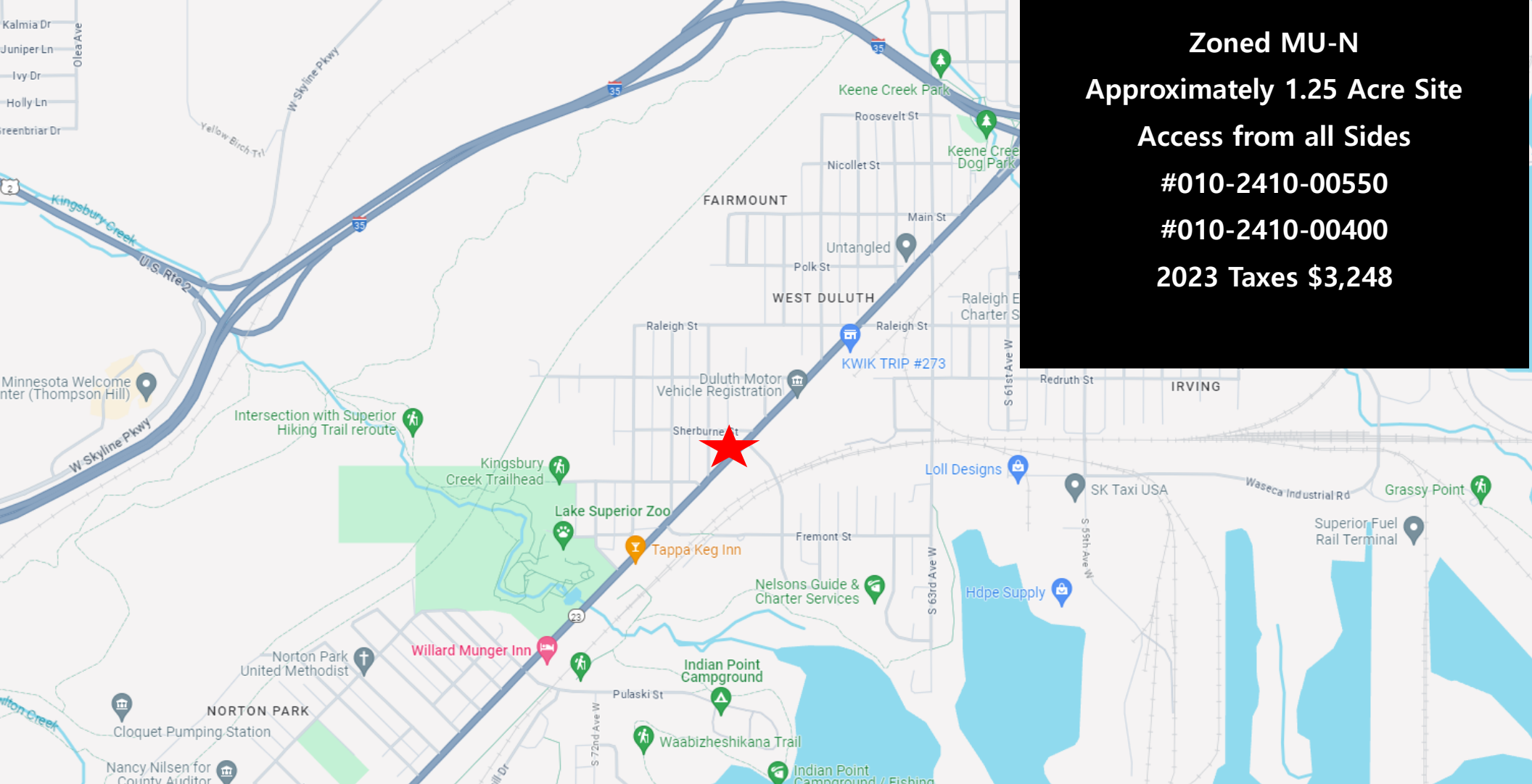
**Offered at \$395,000**



**Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

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

**All Information Herein Deemed Reliable but not Guaranteed**



**Zoned MU-N**  
**Approximately 1.25 Acre Site**  
**Access from all Sides**  
**#010-2410-00550**  
**#010-2410-00400**  
**2023 Taxes \$3,248**



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