

F **FOR SALE**



Prime Cloquet Site
1604 S Hwy 33, Cloquet, MN
Offered at \$1,250,000

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

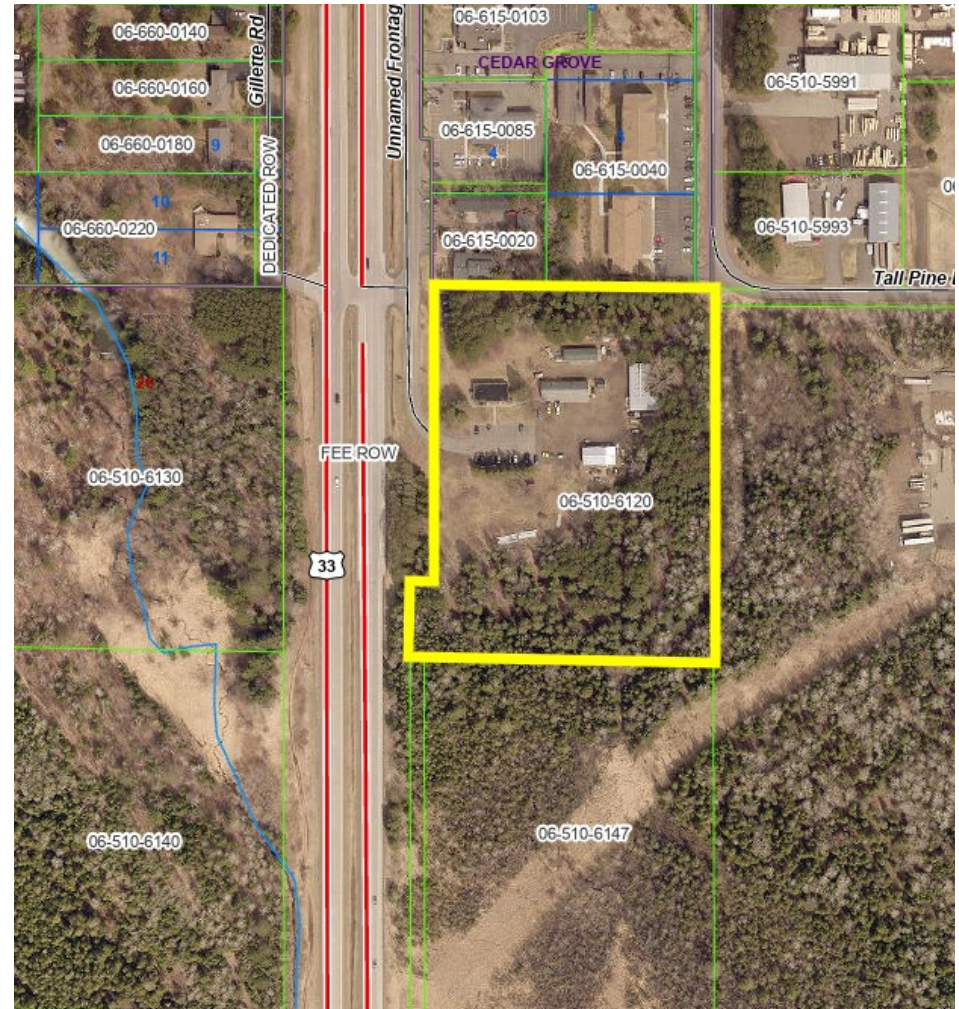
230 East Superior Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

- 650' of Highway Frontage
 - 8.24 Acres
- Zoned Highway Commercial
 - #06-510-6120
 - 2023 Taxes \$21,134.00

Prime Gateway Site to Cloquet!

Large flat acreage with all utilities and frontage road at property. It's the first development site as you enter the Cloquet retail corridor! Excellent visibility with this high, level site AND prime Hwy 33 access with frontage road and drive through access to Tall Pine Lane.



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