

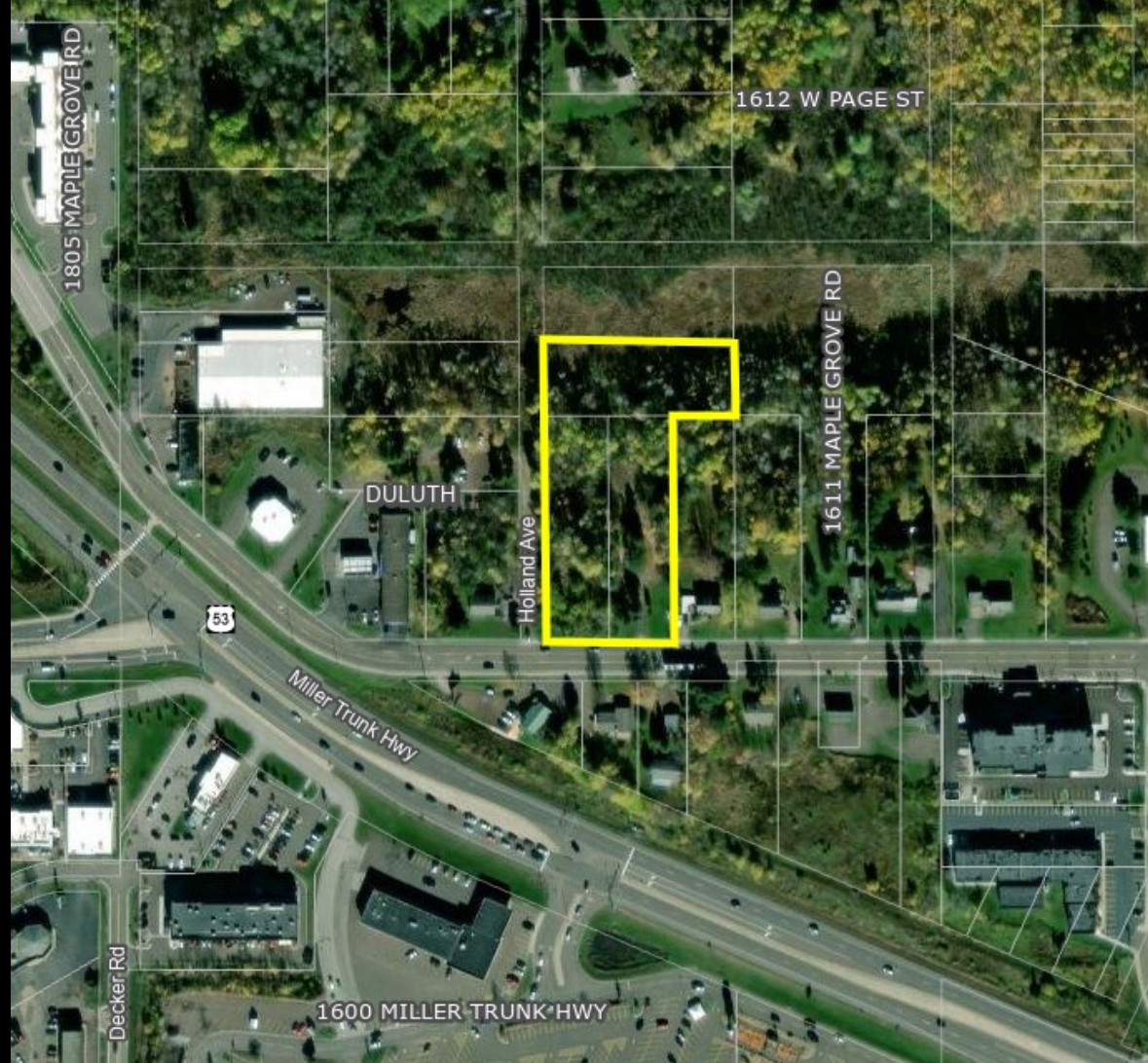
PRIME Miller Hill Mall Area Site

Located at 1635 Maple Grove Rd., Duluth, MN, this 2.5-acre parcel presents an incredible opportunity! Zoned MU-C and boasting 205' of Maple Grove frontage, this site offers a perfect location for commercial development with high visibility from Miller Trunk. The absence of existing buildings simplifies your development process, saving time and resources.

With all utilities already in place the potential for this property is unlimited. Excellent eyeline connectivity to Miller Trunk and its strategic position near Miller Hill Mall make this property truly stand out. Priced at ****\$595,000****, this prime plot is an ideal investment for those seeking high-impact commercial land.

Don't miss out on this rare chance to secure a valuable piece of real estate in a sought-after area.

Act now and turn your vision into reality!



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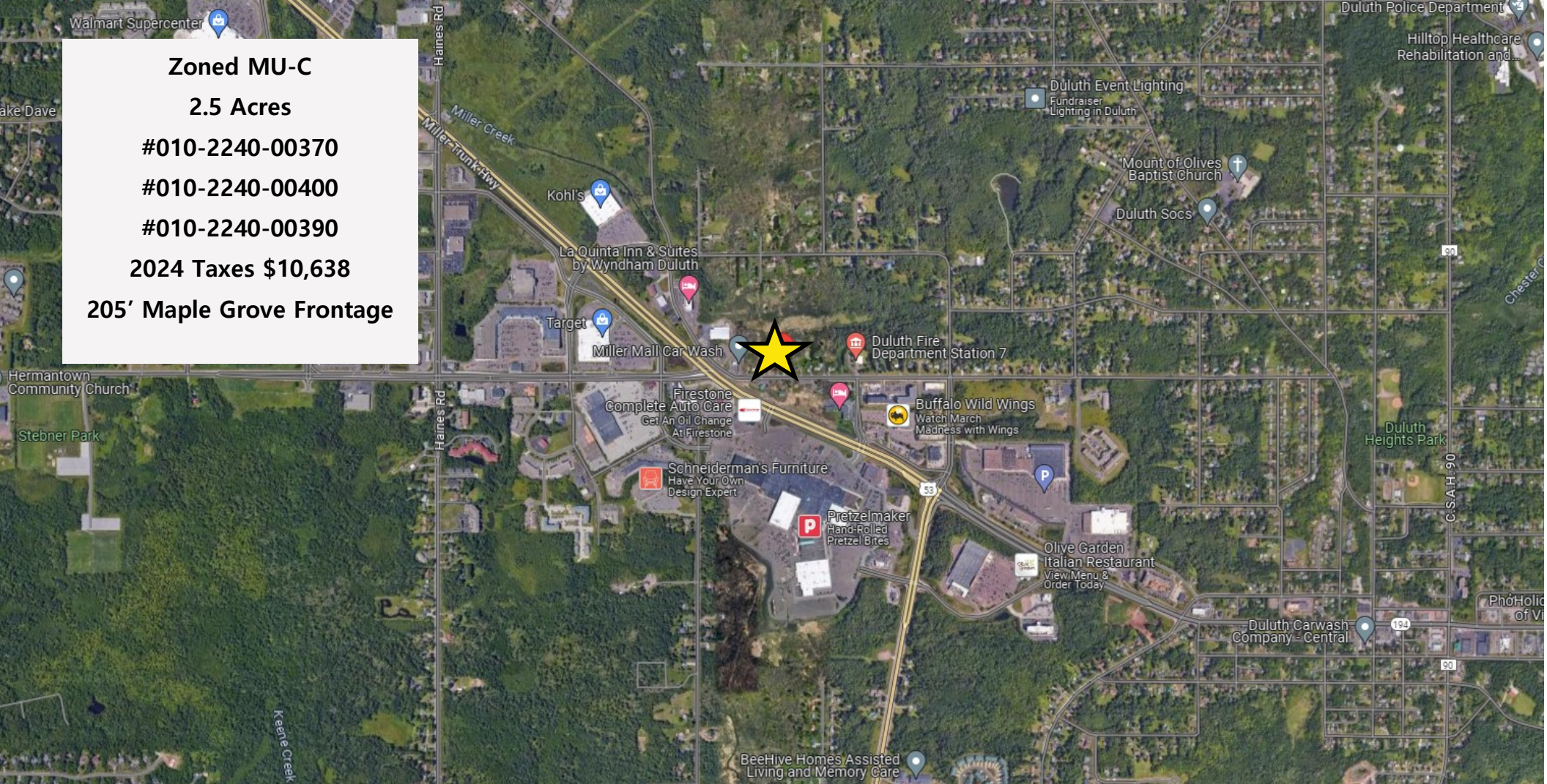
1635 Maple Grove Rd., Duluth, MN

Offered at \$595,000

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 28513-71955580 Deemed Reliable but not Guarant



Zoned MU-C
2.5 Acres
#010-2240-00370
#010-2240-00400
#010-2240-00390
2024 Taxes \$10,638
205' Maple Grove Frontage



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