

F **FOR LEASE**



Follmer
COMMERCIAL REAL ESTATE

Former VFW
\$18.00 Modified Gross
2023 West Michigan Street • Duluth, MN

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

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Opportunity Knocks!! Occupied by the VFW for many years this space will need renovations, but hood vent and ADA bathrooms are in place. Current space is 4,000 SF with access off of Michigan Street. An additional 1,500 SF with Superior Street access could combined for 5,500 SF with access to both Superior Street & Michigan Street. Bring your plans for the next IT place in the Craft District!

Sitting in the middle of the rapidly expanding Lincoln Park Arts & Crafts District you will find the Mohaupt Block which has been serving the area since 1913. Originally built as 5 & 10¢ Variety Store, the Mohaupt Block building is now a multi-tenant building with a mix of retail and office. Bring your business to work where you play and join this rapidly expanding Lincoln Park business community!

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Up to 5,500 SF Available

Possibility for access from Superior Street and Michigan Street

Modified Gross Lease, water, sewer & electric billed monthly, heat included

High traffic and visibility in the heart of the thriving Craft District

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