

F FOR SALE



Beautifully Updated Multi-Use Building

30 W 1st Street • Duluth, MN

Offered at \$1,100,000



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

Unique Investment Opportunity

#010-0940-00730

100x40 Lot

8,000 SF Above Grade

Full (4,000 SF) Basement

2024 Taxes \$6,772.00

Roof—2018

2nd floor windows 2018



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First and First in Downtown Duluth!!

This historic downtown building has many updates including, new roof, windows, heating/AC system and an on-demand hot water system. This is a multi-use building with commercial/retail space on the street level and is currently fully rented. The walk out basement has three recently updated storage rooms, of which two are rented.

The second floor is a beautifully remodeled vacation rental! The 4,000 ft² luxury loft comes fully furnished with everything you need to run your turnkey vacation rental business, including push button reclining leather theater seating, remote control blackout blinds, a pool table, poker table, a beautiful glass dish set for 40 people, and a hot tub! Seller is looking to make a quick sale so bring your offers today! Check out the Airbnb listing

here: <https://air.tl/zquzskos>

Beautifully renovated, call for a tour today!



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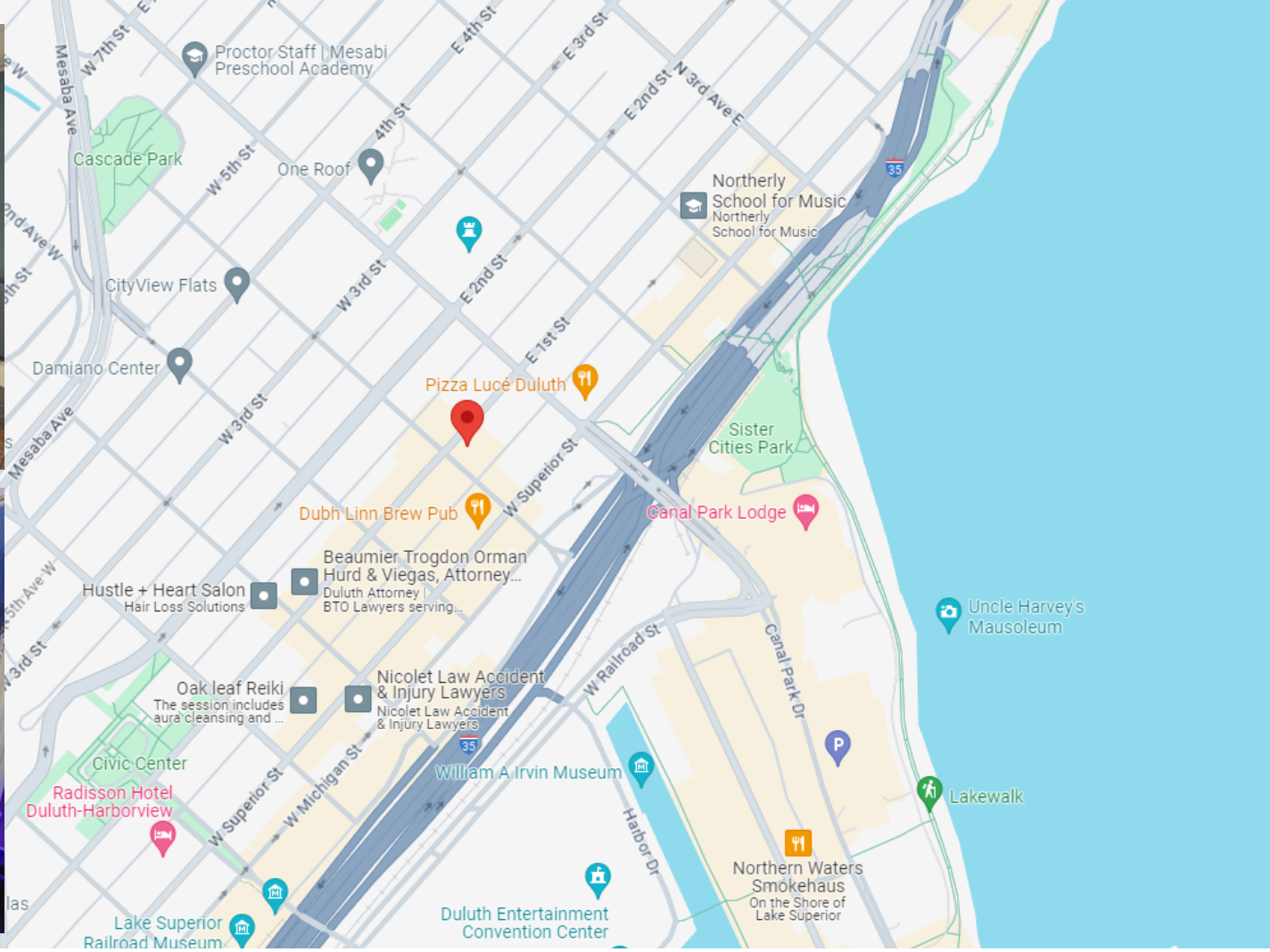
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Skyline Vacation Rental



Academy of Fine Art



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