

# Live/Work or Investment Opportunity

1901 Minnesota Avenue

Duluth, MN 55802



## For Sale \$595,000

- **1941 Original Construction**
  - 3,099 sq. ft. of retail/commercial space
  - 1,749 sq. ft. 3 bedroom apartment located on upper floor
  - Offering includes all furniture, fixtures and equipment (both commercial and residential)
- **15,850 sq. ft. parcel**
  - One of only three commercial zoned parcel on Park Point
  - Located on controlled intersection
  - Highly visible



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This information is deemed reliable, but not guaranteed.