

Development/Retail Opportunity

5215 Rice Lake Road

Duluth, MN 55803



For Sale \$299,000

- **Five buildings on Rice Lake Road frontage**
 - 1980 Home – 1312 sq. ft. plus full basement
 - 1999 Steel garage building – 1,419 sq. ft.
 - 1999 Wood framed 2,160 sq. ft. building
 - 1999 Wood framed 1,7128 sq. ft. modular home
 - 2007 Wood framed 2,160 sq. ft. modular home*
- **410' of frontage**
 - 300' depth*
 - Two private septic systems
 - Com 2 – non-shoreline commercial zoning

*last building sits on neighbor's leased lot



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This information is deemed reliable, but not guaranteed.