

114 Ave C. Cloquet, MN

FOR SALE: \$199,500



STREET LEVEL RETAIL SPACE

INCOME PRODUCING APARTMENTS

- **Lot Size: 6,098 SF**
- **Lot Dimensions: 30' x 200'**
- **Building: 5,580 SF**
- **4 Apartment Rental Units**

Opportunity to operate your own business! Salon features stations for 4 stylists. Or convert the main level into alternative street level retail. The rental units gross \$2,450/month. Heat system was replaced approx. 6 years ago. Roof is brand new. Street parking and 8 parking spots on the back side of the building. Property is located in the Advance the West End Loan Program district. Program aides small businesses with purchases of commercial property in this district. The program can also finance commercial renovations. Loans are up to \$50,000. If you participate in the loan, you are also eligible for a \$10,000 grant.

Sanford Hoff, Broker
218.722.5556
shoff@fisalter.com
www.fisalter.com

Est. 1890
F.I. SALTER
Real Estate Services

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