

# Commercial Property

**For Sale \$450,000**



**COMMERCIAL  
RESIDENTIAL  
INVESTMENT**

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## **25 West 1st Street Duluth, MN**

Great downtown location! Interior was remodeled in 2008 and has an "industrial theme" with painted concrete floors on the first level, and exposed brick walls on the second floor. All HVAC, plumbing, mechanical and electrical systems are all new. Building features 2 ADA compliant bathrooms downstairs and the 2 bathrooms upstairs have recently been remodeled.

### **FEATURES**

- **9,600 Square Feet**
- **High Visibility**
- **New HVAC**
- **Current Lease in Place**
- **New Electrical**
- **New Plumbing**
- **Exposed Brick Walls**
- **Low Maintenance Costs**

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