



301 W 1st Street • Suite 715 • Duluth, MN 55802
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Proper Overview:

Asking Price: \$195,000 – Leasehold interest (Building)

Parcel Code: 010-0920-00130

Land lease: Lessor: Wood Wheaton Revocable Trust
Lessee: Peter Dodge
Term: Lease terminates 2052
Rate: \$500 per month
Additional: See lease for complete terms

Land Area: 3,500 square feet – land lease

Improvements: 2 story plus a full basement, masonry structure comprising approximately 6,541 square feet above grade. Municipal Skywalk extends through the 2nd floor southerly elevation of the building. Steam heat, skylights, partial new roof.

Environmental Issues: Unknown – Buyer due diligence required.

Location: Heart of the Central Business District adjacent to Lake Superior Center and across Superior Street from Minnesota Power/ALLETE. Parking in nearby ramps. Numerous restaurants in the area. Connected to municipal skywalk system.



Skywalk Looking East



Skywalk level Looking North



Superior Street Level



Skylight