



1405 Miller Trunk Highway • Suite 600  
Duluth • MN 55811  
(218) 727-0064  
[www.cmrasells.com](http://www.cmrasells.com)

## *Commercial Corner: **FOR SALE***

### *XXX Miller Trunk Highway & Vaux Rd.*



#### Property Details:

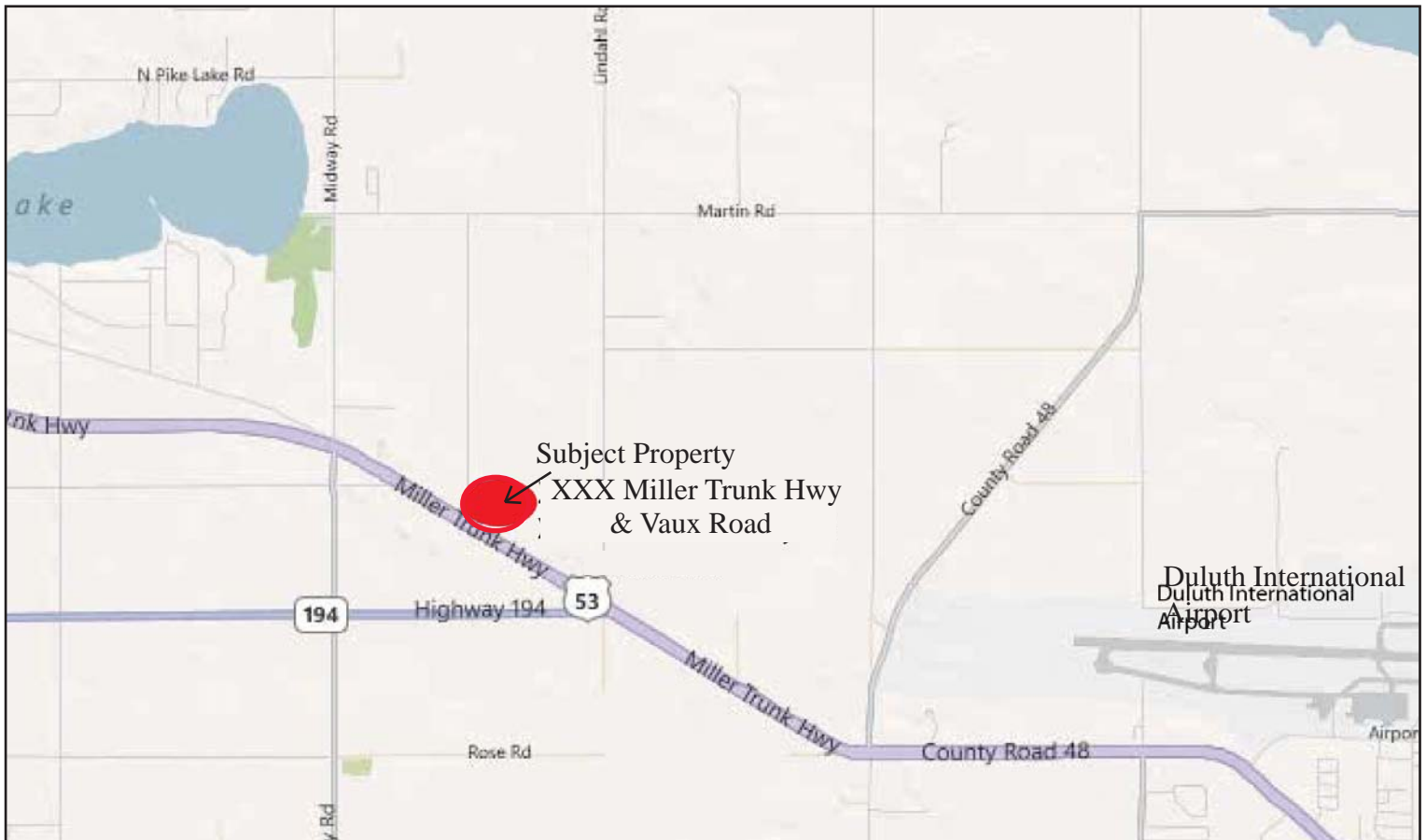
- 2.7 Acres
- 350+ Feet of Frontage
- Corner Lot
- Highway Entrance
- City Sewer
- Wetland Delineation Available
- Zoned Commercial
- Within 5 Miles of Mall

Commercially zoned, located along the business corridor Miller Trunk Highway 53. This site is ready for your design. Corner lot for easy and safe ingress and egress. Call for more information.

*Price... **\$219,000***



[www.cmrasells.com](http://www.cmrasells.com)



Property: XXX Miller Trunk Highway and Vaux Rd.

Legal: MILLER TRUNK HOMESITES HERMANTOWN  
Lots 7 and 8

Total Acres: 2.7

Lot Size: Irregular – Approximately 350 feet of Frontage on Miller Trunk Hwy. 53

2011 Taxes: \$1976.62, no assessments

Zoned: Commercial Preferred

City Sewer (Two lines): Yes

City Water: No

Electricity: At Street