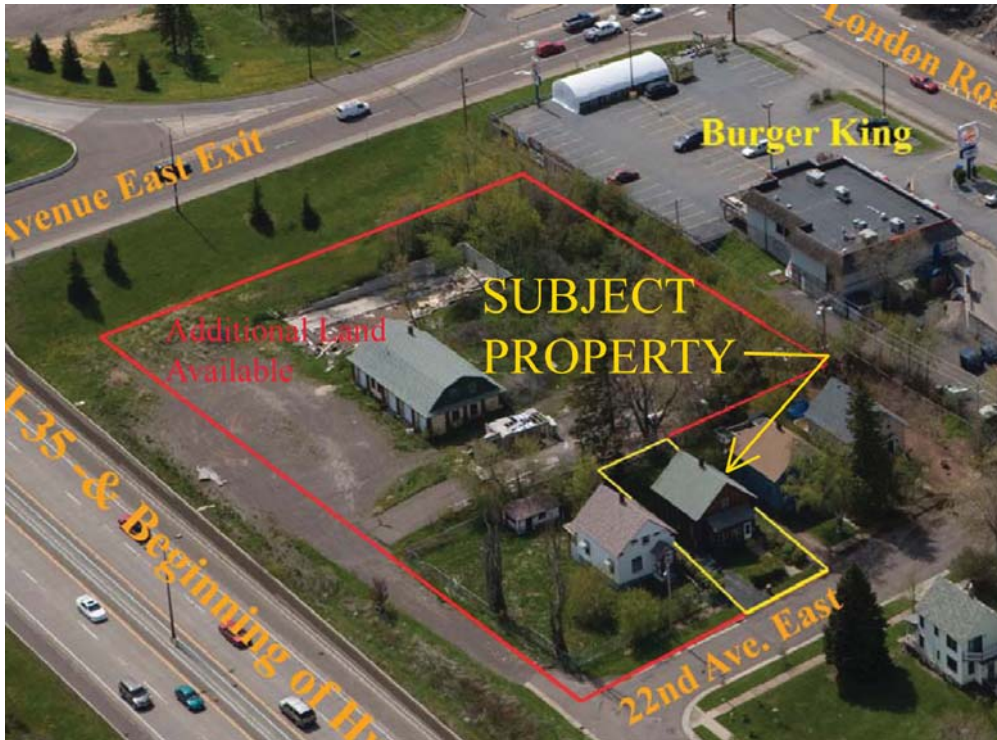




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FOR SALE . . .

525 South 22nd Avenue East



- Lot size - 34 x 100
- Building - 1,008 sq. ft.
- City utilities
- Easy access to I-35 and London Road
- Cottage-style buildings reflect City's new unified development code that will be encouraged in this area.

The City of Duluth has designated this area's future use as Neighborhood Mixed Use. Zoning codes to support this designation should be in place by next summer.

(Note: Additional land is available for a larger development and up to 15,000 sq. ft. building.)

Asking Price \$250,000



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