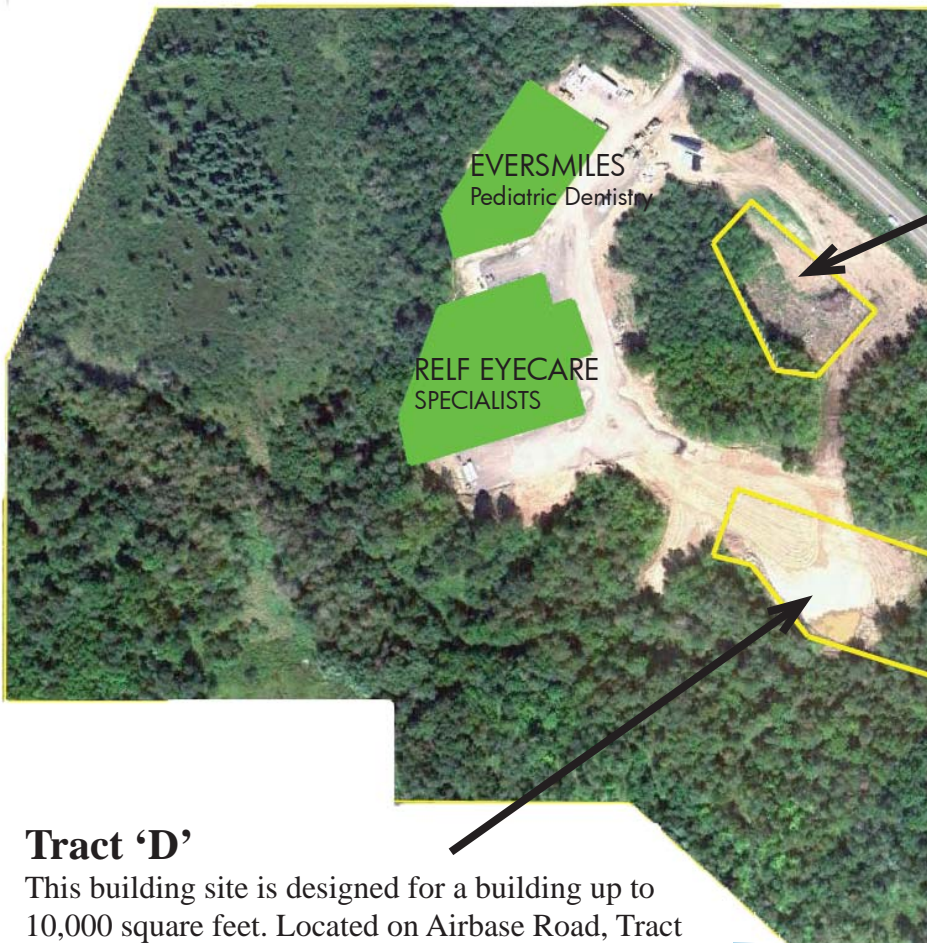




1405 Miller Trunk Highway. • Suite 600 • Duluth, MN • 55811 • (218) 727-0064

# The Area's Newest Medical Complex



## Tract 'C'

This building site is designed for a building up to a 7,500 square feet. It maintains the highest visibility of the complex with ingress and egress on both sides. There has been a sight plan developed allowing for plenty of parking in the front for easy access.

Offered at \$492,000

## Tract 'D'

This building site is designed for a building up to 10,000 square feet. Located on Airbase Road, Tract "D" is perfect for a medium sized medical facility. The parcel is tucked into the trees with a slight variation in the topography allowing your building designer a great deal of flexibility for incorporating the natural surroundings, bringing nature's beauty indoors.

Offered at \$656,000

## Only Two Building Sites Available

"Professional", "contemporary", "state-of-the-art offices"; these

are just a few of the adjectives we hear when colleagues and clients enter the complex.

The site designer has retained the best of Northern Minnesota's natural surroundings. There truly is not another facility like this in the area.



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## “Covenants and Restrictions”:

The purpose of these covenants is to maintain high standards of design, construction, and maintenance which will elevate and preserve the valuation of the Property, without imposing unrealistic costs. The intent is to make every attempt to respect, compliment, and maintain the natural amenities of the Property.

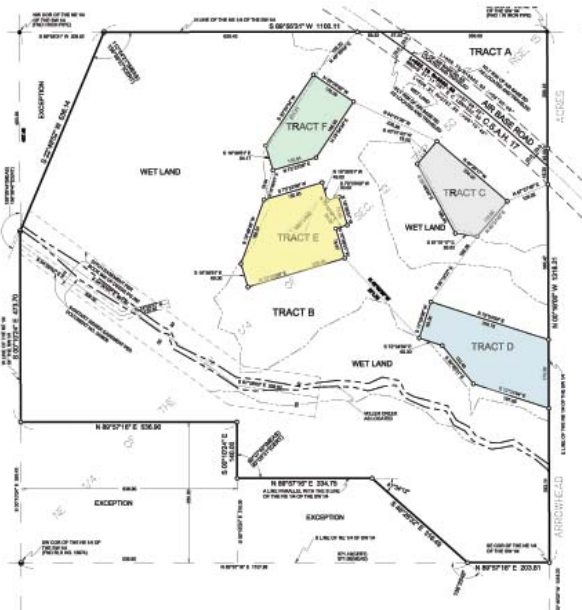
## Complex Details:

- 32 Acres in Total
- Registered Land Survey #91, Tract C and D
  - Tract C: 395-0141-00030
  - Tract D: 395-0141-00040
- All City utilities available
- Shared Road and Driveways
- Zoned Commercial/Medical Preferred
- Taxes to be determined
- Design sharing for site and parking
- Additional details including: Covenants and Restrictions, site plans, demographics and maps are all available upon request.

The City of Hermantown in agreement with the Board of Directors of the Arrowhead Road Development have established the following permitted uses: commercial uses intended to be functionally related to or serve medical uses or health care services.

They shall include the following:

- a. Hospitals, long-term care services, hospice services, laboratories, medical research facilities, emergency medical services and offices of doctors, dentists, physical therapists, and all others related to medical and health care uses;
- b. Medical staff facilities and similar uses, including but not limited to educational and meeting facilities;
- c. Retail sales and services related to medical uses, including but not limited to pharmacies and convenience stores, optical stores, gift shops, bookstores, florists, medical and health care equipment sales and restaurants and coffee shops;
- d. Counseling centers.



## “Quality of Design”:

The Board will require that the Buildings be designed and certified by licensed professionals in accordance with the laws of the State of Minnesota. The Board shall encourage innovative design which takes advantage of the topography, minimizes earth work, and prefers design which is in character with the area.

Call us for more information:

**(218) 727-0064**

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