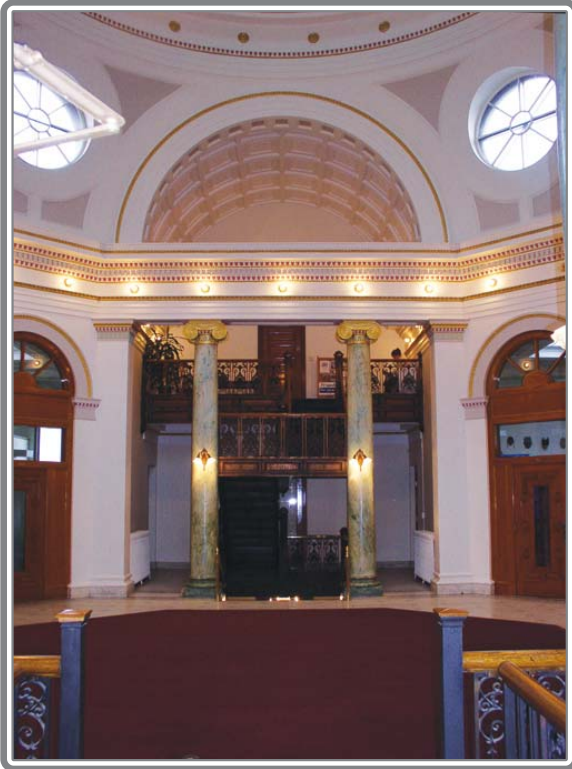


Own a part of History ...

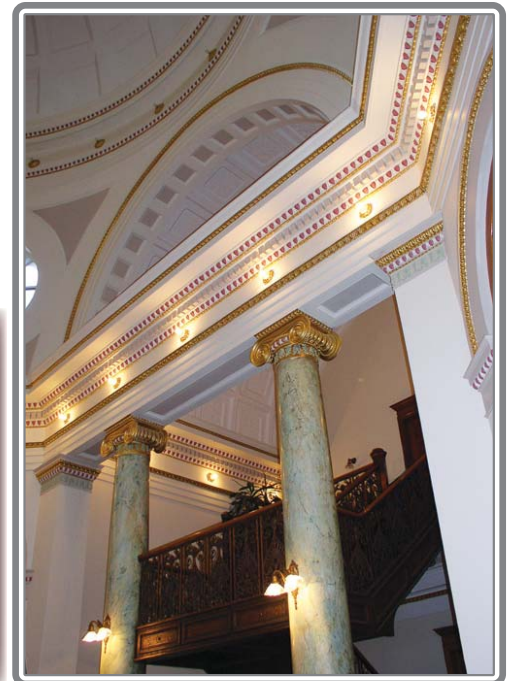


Classic Architecture

Elegance and Grace

Purchase the Carnegie Building which has 23 office suites ranging from 114 square feet to 1,801 square feet. There is a large private parking lot for the Tenant's with additional parking on the alley. The Carnegie is located in Duluth's Waterfront District.

The management company has enjoyed high tenant occupancy with average market rates.



101 West 2nd Street ... Asking Price \$862,000



Amenities include:

- Large beautifully refinished conference room.
- Clean, quiet, water based radiated heat.
- Light custodial (e.g. waste baskets emptied and floors vacuumed)
- Parking in a dedicated lot immediately adjacent to the building.
- Electrical service and phone installation.
- Broadband service (no install fee + \$40 per mo.)

In addition to office space for lease, our conference room and recently restored rotunda are available for rental on a per use basis.

Property Specifications:

Lot size: 250' x 140'
Building size: 27,090 Square Feet
2010 Taxes: \$21,729.64
Assessments: \$918.26
Part of "Duluth's Downtown Waterfront District"
Legal: Duluth Proper 1st Division West 2nd Street
Lots 17,19,21,23, 25

