



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

# For Sale: 1112 Cloquet Ave Cloquet, MN



- Available Now
- 14,000 Sq. Ft. Building
- Off-Street Parking Lot
- 30+ Car Capability
- 2 Front Entry Doors with 1 off the rear lot
- Security System
- Built in 1960



Located right in the heart of Cloquet, this great retail center provides the new Owner with tenant flexibility, energy efficiency, structural stability, ease of access from either the front or rear of the building as well as 107' of store-front windows and doors.

**Sale Price \$499,000**

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

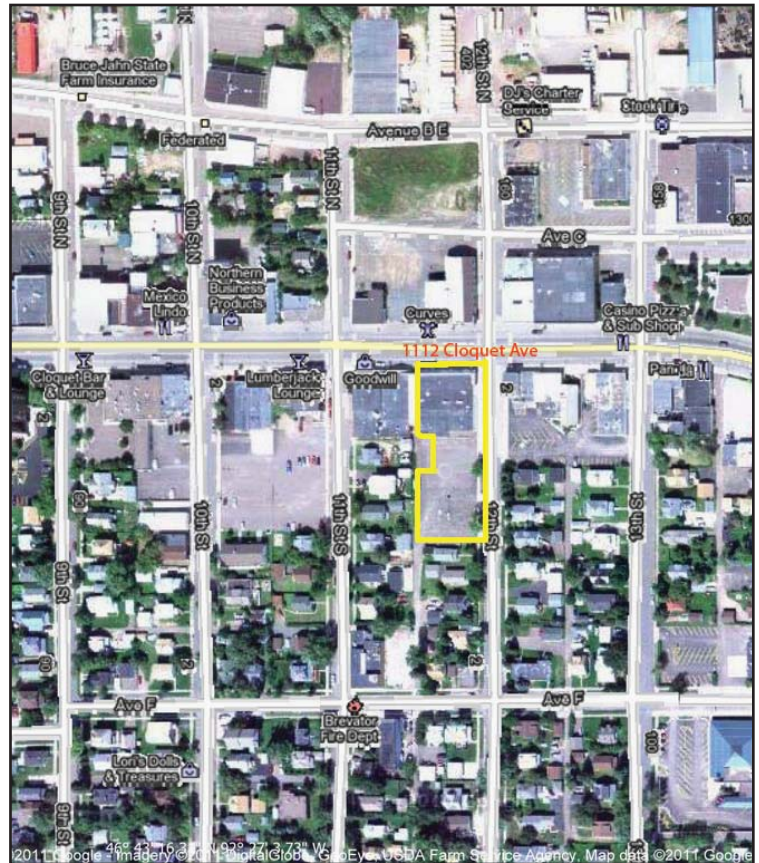


Beth Wentzlaff

Gayle Ankarlo

## Specifications:

Freight Elevator  
One Dock Door  
Four Restrooms  
Rubber membrane roof with 6" insulation  
\$600 per month average utilities  
Year Built: 1960  
APN # 06-290-1820+1840+1860+1880+1900  
Lot includes large rear parking lot -30+ Cars  
Total Square Footage: 14,000  
Building Foundation Size: 107' x 109'6"  
Number of Floors: 1  
Basement: 3/4ths, Additional Showroom  
2011 Taxes: \$11,880  
Utilities: City Water, City Sewer Electric  
2 each 10 Ton HVAC Units NG  
Zoned: Commercial



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*We would appreciate the opportunity of sitting down with you and discussing the many options available to you. This could be exactly what you have been looking for!*

*Call us today for your personal tour and to receive a complete package of information.*

Beth Wentzlaff  
Broker/REALTOR  
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REALTOR  
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