



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

FOR SALE: Two Combined Parcels - 121W. Central Entrance & 216 N. Hugo Ave



Property Features:

- *Sold as Land Only*
- *Two Parcels*
- *16,500 Square Feet*
- *23,000 Daily Traffic*
- *City Utilities*
- *Corner Lot*

The zoning is to be changing soon to Neighborhood Mixed Use which includes: retail, office and residential. According to the City of Duluth this is primarily a retail corridor and all future development should be planned with shopping, dining and entertainment as its basis.

Asking Price \$450,000

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