



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



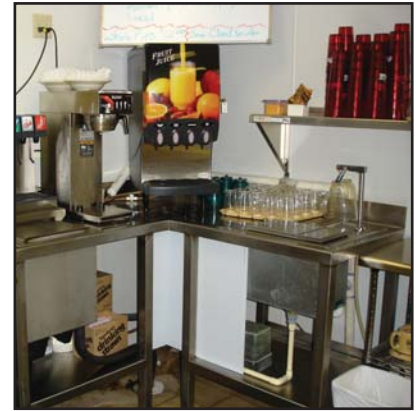
Building For Sale:

Realize your dream of owning your own business. This great building is waiting for you. Use it for RETAIL or as a RESTAURANT, with parking for 20-30 cars. All furnishings, fixtures and equipment are included in the purchase of this building.



Reduced Price: \$225,000

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The Range is a growing area, this is a perfect mid-way stopping and shopping place!

Lot Size: 220 x 366
Building Size: 60 x 40
Parking Lot: 20-30 cars
Zoning: Commercial
2010 Taxes: \$2,397.22
Utilities: Well & Septic
Electric: Minnesota Power
Traffic Count: 8,100 daily



Vinyl Lap Siding, Asphalt Shingle "Hot Roof" system, smoke detectors and security system. New suspended ceiling tile and wall coverings. Turn this building into the business you've dreamed of.



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