



1405 Miller Trunk Highway • Suite 600  
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[www.cmrasells.com](http://www.cmrasells.com)

## *Extraordinary Opportunity: FOR SALE*

### *4978 - 5002 Miller Trunk Highway*



#### Property Details:

- 8 Acres
- 761 Feet of Frontage
- Controlled Intersection
- Corner Lot
- 3 Separate Entrance Points
- All City Utilities
- Office Building
- 2 Morton Buildings
- Zoned Commercial
- Within 3 Miles of Mall

Whether you are looking to build an entire development or have plans to expand your business this property affords you the advantage of an existing office building, two Morton buildings, and a level “shovel ready” site! In addition to all of this you have the option to Purchase, Lease, Build-To-Suit, Lease-To-Own or Sub-Divide.

***Reduced Price \$2,250,000***



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# Drive by and see the possibilities that this land holds for you!

## Existing Building Information:

A - Garage 28'2 x 35'7

B - Storage (Wick Bldg.)  
60' x 40'4

C - Storage (Morton Bldg.)  
98' x 42'3

D - Storage or Tear down

E - Motel - 5012 Sq Ft

F - Office/Apartment  
47' x 25'3

G - Office 26' x 32'5

H - 2 Story Office  
28'2 x 43'2



## Northern Minnesota Area Traffic Generators:

- Approximately 425,000 people reside in the current trade area.
- The Miller Hill Corridor has access to \$4.01 Billion yearly retail market
- The region receives over 3,500,000 visitors per year.
- Exceptional tourist destination, rated the 13th Busiest Convention site in US
- Super-regional mall
- “Big Box” anchor stores and over 200 retail shops
- 4 Separate Institutes of Higher Education
- 17,000+ Students generating \$500 million to local economy each year.
- 4th largest Regional Health Care Center with 12,000 employees
- Furthest Inland Seaway Port
- Rated in the top 10 by Outside Magazine as the only Midwestern community listed in America.
- Duluth is the Regional Hub for Northeastern Minnesota, Northwestern Wisconsin, and the Western Upper Peninsula of Michigan.