

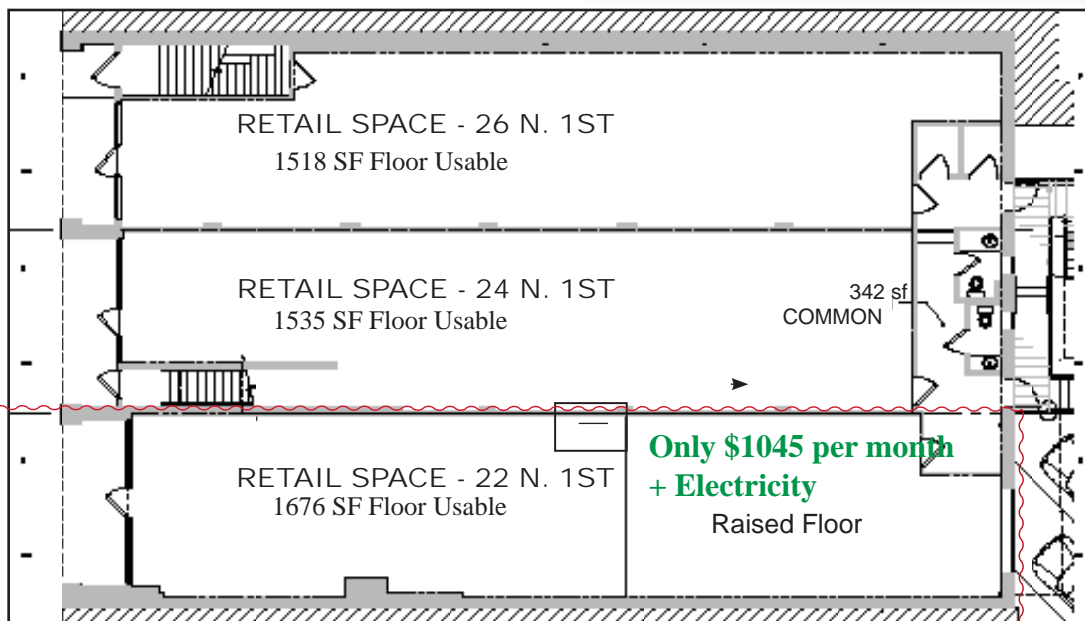


**FOR LEASE:**

**22 NORTH 1<sup>ST</sup> AVENUE WEST**  
**\$1045 per month + Electricity**



The Daro Building is located in the heart of Downtown Duluth. We have one suite on the street level left. Affordable rates and an abundance of potential.



Remodeled to have three open floor-plan commercial tenants on the main floor with a shared common area behind, and three residential or commercial condo's on the second level. Each suite is accessible from the front and rear of the building.



## On the Avenue Retail Suite



There is one suite available on the Avenue, consisting of 1676 sq ft of floor space. Large sign ban above your suite!

Great visibility! Access from the front or rear of the building. Lease alone or combine with the entire upper floor.

Common Area Hallway with restrooms and entrance from the parking lot.

