



1405 Miller Trunk Highway • Suite 600  
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# FOR SALE - 4.41 ACRES - 1611-1633 Maple Grove Rd.



## Commercial Land Offering

Maple Grove Road is the newest commercial development area on the Miller Hill. This site has 316' of frontage with depths extending to 604.26'.

This package of 5 parcels has viewseoking over the Miller Hill Mall with the ease of access on the new frontage road.

**Package Price - \$1,644,500**  
**(Only \$8.52 psf)**

- Miller Hill Shopping District
- Can be Built to Suit
- Designated Neighborhood Mixed Use
- City Water, Sewer, Natural Gas, Electric
- Zoned C5

This is a convenient location in the heart of the shopping district for an office building, hotel, retail center, or an assisted living facility, condos or townhomes. Contact our office for more information.





321' Rear of Property

240'

240'

102'

108.67'

**4.41 Acres**

364.26'

364.26'

316' of Frontage on Maple Grove Road

This 4.4 acre parcel of land is surrounded by these great neighbors and many more. It has City of Duluth water, sewer, natural gas and electric by MN Power. Miller Trunk Hwy has been recently reconstructed directing traffic to Maple Grove Road, the new frontage road for commercial traffic, giving your business more visibility!

Duluth is home to 4 universities, 4 major medical facilities, aviation industry, the furthest inland seaport and hosts 3.5 million visitors annually. Our convention center was rated in the top ten nationwide and just finished undergoing an expansion.

The site has ample space for your building, parking, ingress/egress needs, and water retention. Contact our office to request C5 zoning requirements, legal descriptions and a complete list of the 200+ neighboring businesses. Our office will work with you and the City of Duluth to put together a development package. Now is a great time to move or expand your business in the Northland!

