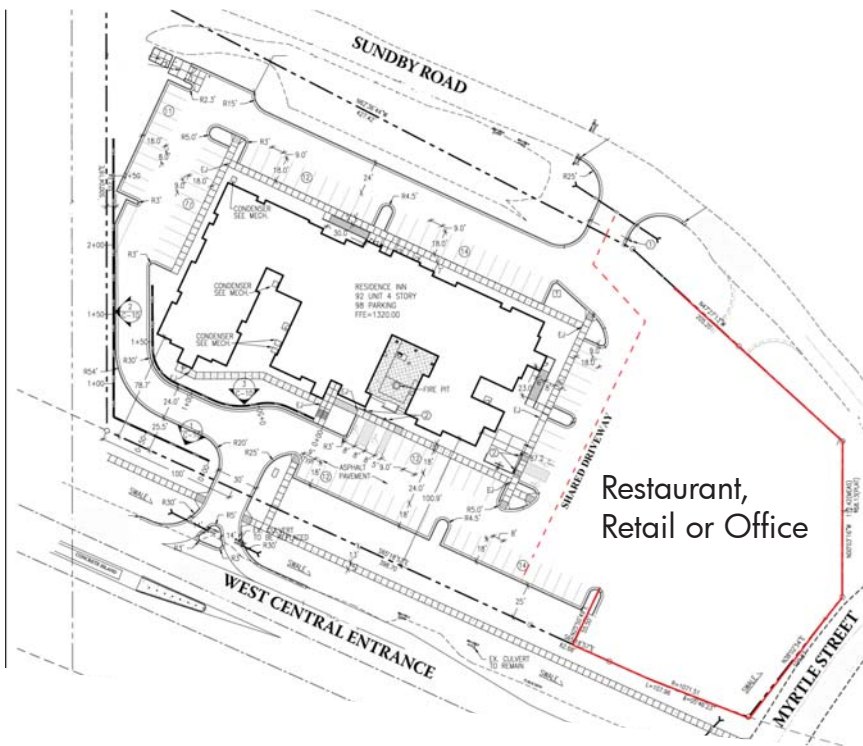


1405 Miller Trunk Highway • Suite 600
Duluth • Minnesota 55811
(218) 727-0064
www.cmrasells.com



At the threshold of the Miller Hill Shopping District



- This West Central Entrance site offers unparalleled visibility.
- 25,500+ cars pass by daily.
- Zoned C5 - Planned Development
- Shared Drive for Easy Access
- Ample Parking
- Controlled Intersection
- The newly opened hotel is receiving rave reviews
- Shared Development with the nationally acclaimed *Residence Inn*

Special Offer Price: \$750,000

Duluth is a unique city serving the entire Arrowhead Region. Our Community has an amazing annual, year round tourism rate of **3.5 million visitors**. There are five local colleges, five area hospitals, a convention center rated in the top ten in the nation and over 100,000 loyal patrons supporting local businesses. This site is conveniently and centrally located with exceptional visibility and accessibility.

