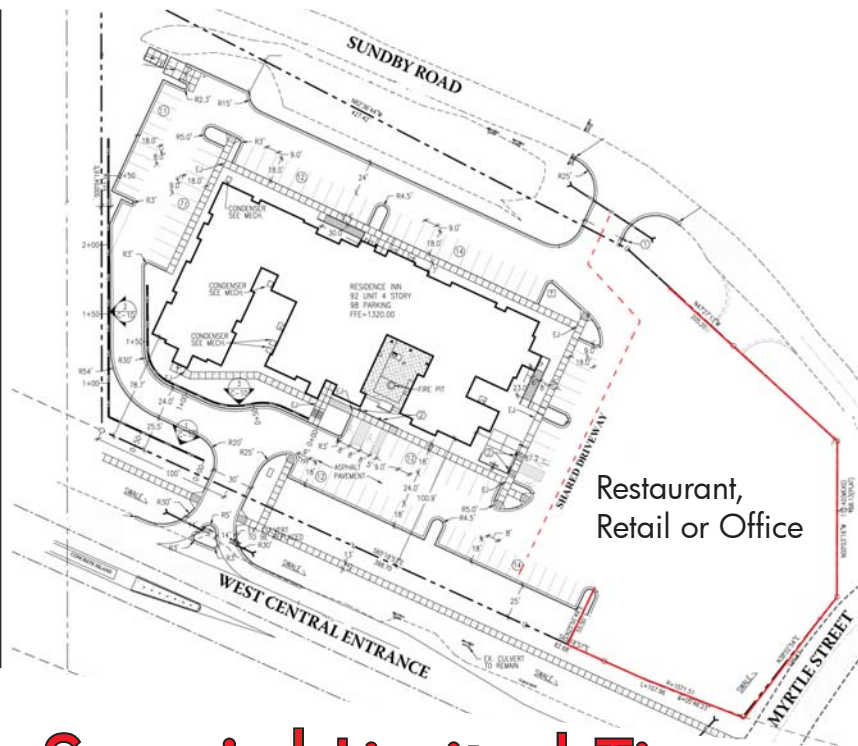


1405 Miller Trunk Highway • Suite 600  
Duluth • Minnesota 55811  
(218) 727-0064  
www.cmrasells.com



# 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
- Save Construction Costs Now!
- Shared Development with the nationally acclaimed Residence Inn

**Special Limited Time  
Offer Until July 1, 2010**  
~~\$850,000~~ **NOW \$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. The new hotel is slated to open June, 2010 so now is the time to buy!

