

TITANIUM PARTNERS

4724 Mike Colalillo Dr. Duluth, MN



\$3,550,000.00

This Class A school and office building is centrally located with great access to I-35 and Hwy-53 making Superior, WI., Proctor, and Hermantown only minutes away. This property features a large parking lot and pylon signage with a digital display with great visibility from I-35.

Features:

- Built in 2004
- 27,000 Sq. Ft. on two floors
- Opportunity for building expansion with multiple layouts
- No ISD 709 deed restrictions
- Parking Ratio: 6 parking stalls per 1,000 sq. ft. of building area
- 47,000 VPD

218-213-6648

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