

Commercial Property

For Sale \$175,000



**COMMERCIAL
RESIDENTIAL
INVESTMENT**

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**2632 West 3rd Street
Duluth, MN**



Great opportunity for a business on a busy corner! Many new improvements to business including new water heater, chimney, countertops, 200 amp service, flooring, etc. All kitchen equipment included. Turn-key business. Attached apartment building to owner-occupy or rent for additional income!

FEATURES

- **1,219 Square Feet**
- **Corner Lot at Busy Intersection**
- **New Siding**
- **New Remodeled Kitchen Area**
- **Security System**

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