

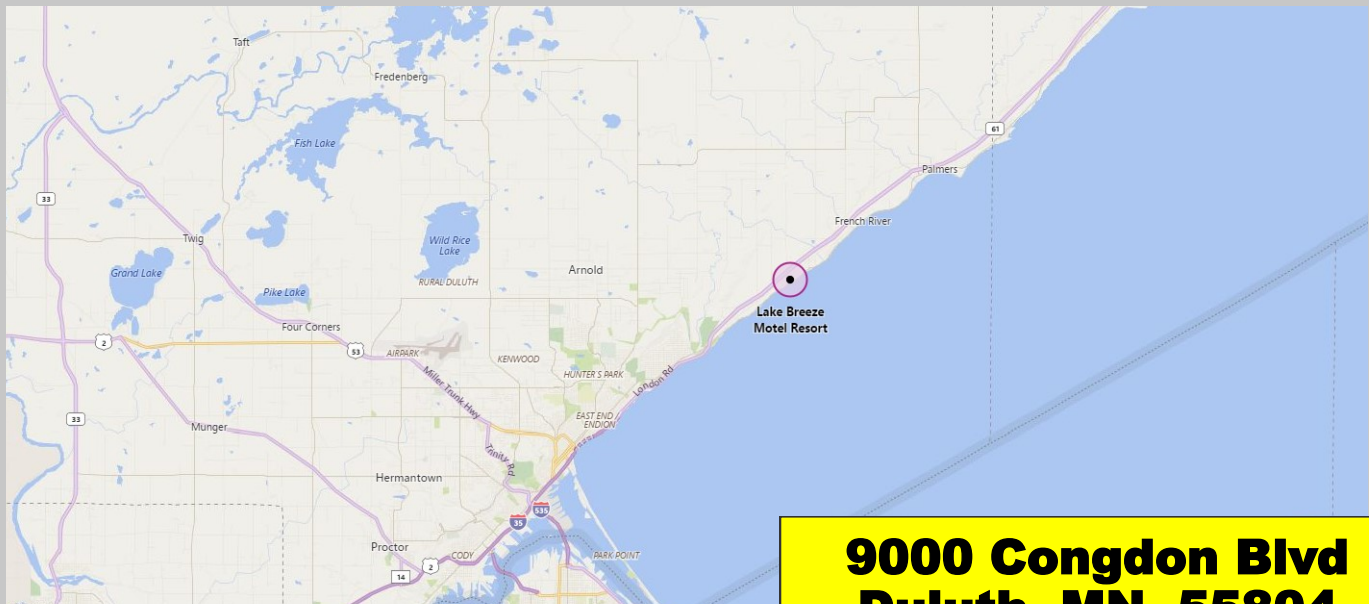
# Lake Breeze Motel Resort



**Offered at \$1,340,000**

## Live & work on the shores of Lake Superior

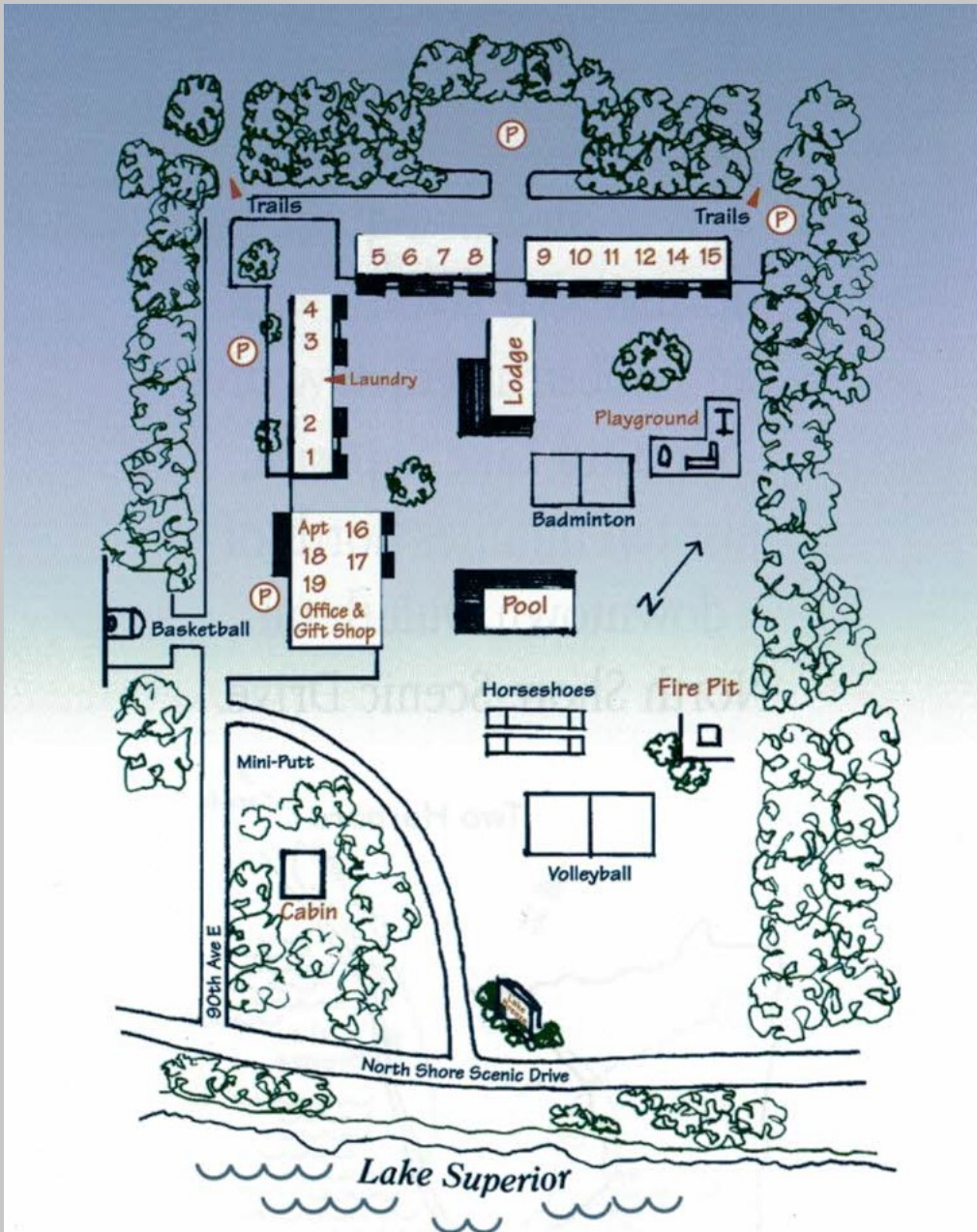
The Lake Breeze Resort Motel is your opportunity to be your own boss running this fantastic resort on the outskirts of Duluth. 18 motel units, one apartment rental and one cabin rental. Owners unit is a 3 BR/2 BA with private laundry. Grounds include lodge building, playground, badminton court, min golf, horseshoes, pool, volleyball court, basketball and fire pit. 18 acres with trails to enjoy the outdoors. Units have individual heat wall units, 200 amp electric, city water/sewer, In-floor heat in main building. Lake Superior Views.



**9000 Congdon Blvd  
Duluth, MN 55804**



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- 18 Acres
- Heated Pool
- 3 BR/2 BA Owners Residence features a master suite with 2 walk-in closets and private laundry.
- In-Floor Heat in “office” building.
- Micro-boilers main “office” building and Cabin.
- Air Exchanger in Main Building
- Inside Duluth City Limits
- City Water & Sewer
- Owners have purchased many surrounding parcels.
- 2016 Taxes \$25,055.66
- 2016 Assessments \$2,354.34 (Duluth North Shore Sanitary District)



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All Information Herein Deemed Reliable but not Guaranteed



**20 Parcels**



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