

# Developing Grand Ave Corridor

**Offered at \$175,000**



**4232 Grand Avenue, Duluth, MN**

Great corner lot located on quickly developing Grand Avenue. High traffic volume and easy access to I-35 make this an ideal location. Neighboring lots may also be available.



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Subject Property

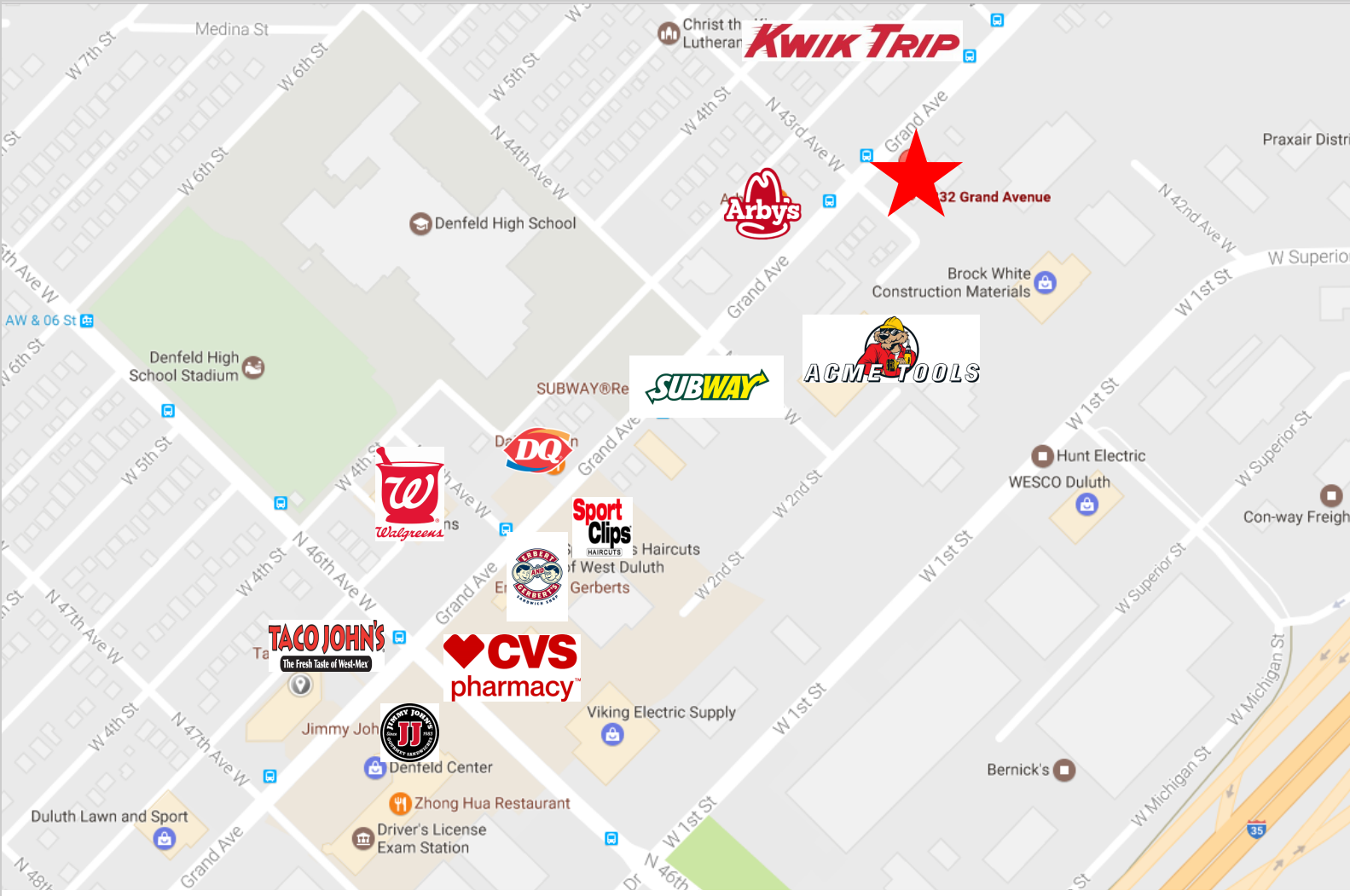


Possible additional lots available

- Two parcels, total lot size 50x192 (9,600 square feet)
- 2017 Taxes \$482.00 and \$1,478.00 (\$1960.00 total)
- St. Louis County APN #010-3610-08220 and #010-3610-08221
- Corner provides excellent access opportunities
- Current building on lot (520 Square feet) to be removed.
- Excellent traffic counts at 13,000 cars per day



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MnDOT Traffic Data

