

FOR SALE

Canal Park Square

340 and 366 Lake Ave S.
Duluth, MN 55802



340 Building and Apartments

14,774 SF total



Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	7,940	44,986	86,347
Households	4,395	18,774	36,024
Avg HH Inc.	\$32,262	\$48,374	\$53,670
Daytime Pop.	33,580	52,664	76,275

Contact

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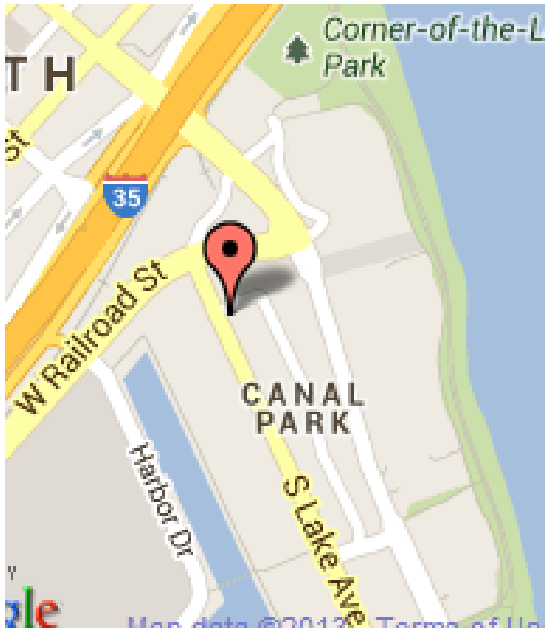
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Subway and Salon/Day Spa

Canal Park Square is located in Duluth's scenic Canal Park, Lake Superior harbor. This is a thriving hotel, sports, convention, entertainment and restaurant area in northern Minnesota. A great location for retailers, restaurants and businesses! The famous Aerial Life Bridge is just two blocks away. The buildings are 100% leased, including six residential apartments above Green Mill. The second building includes Subway and a Salon as tenants. The sale price for both buildings is \$2.2 million and also includes a parking lot between both buildings.

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