



1405 Miller Trunk Highway, Suite 600, Duluth MN 55811 (218) 727-0064

**FOR SALE: 614 2nd St
Proctor, MN 55810**



Features:

Brick Building with a newer Metal Roof
8,135 Total sq ft (4,128 per floor)
Rear Parking Lot for Off-Street Parking
Outdoor Patio
The Property is 83.17' x 288.67' (24,008.69 sq ft)
All City Utilities
Natural Gas Boiler Heat
Furnishings are also Available



For More Information Call:

Beth Wentzlaff

President/Broker

(218) 590-7570

beth@cmrasells.com

Lic in MN & WI





Easy access from the front or rear of the building to the lift for Handicapped Accessibility.



Split Entry from the front of the building



Lower Level Office/Nursery



Second Large Room in the Lower Level for learning and play.



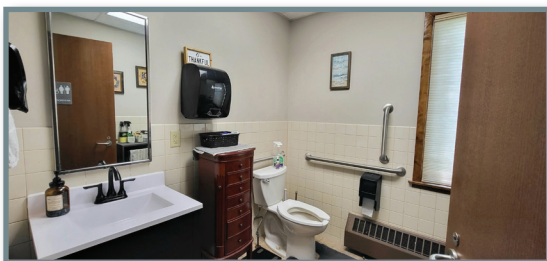
Three Offices and a Class Room all located on the Main Level



Two Restrooms on the Lower Level



Large kitchen with NSF Equipment.



Main Level ADA Restroom

Aerial View from St. Louis County Explorer with the potential location of an outdoor playground shown at 2,300 sq ft

