



Land & Minerals Department Tax Forfeited Property Report

Government Services Center
320 West Second Street, Duluth, MN 55802
218-726-2606
www.stlouiscountymn.gov
[Disclaimer](#)

About Report: Property information is collected from multiple databases and departments in St. Louis County. Data is updated regularly, but may not include pending or recently entered changes.

Contract #: C22140218

Tract #: 15

Parcel Code(s): 010-4400-01330

Physical Address or Location:

on the bay side of Park Point, off of undeveloped 17th St.

Legal Description (s):

LOTS 32 THRU 44 EVEN NUMBERED LOTS, UPPER DULUTH ST
LOUIS AVENUE



Approximate Acres: 3.32999
992

Zoning: Residential

Comments:

A large, undeveloped parcel, with a mix of tree cover and sand beach adjacent to St. Louis Bay in the Park Point neighborhood of Duluth. Approximately 3.33 acres, this property is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. This property contains mostly level ground, with many potential development options. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$92.00. T#331494 and Abstract

Driving Directions:

From Aerial Lift Bridge, travel south on S. Lake Ave. onto Minnesota Ave. Continue on Minnesota Ave. to the sign for 17th St. Property is off of undeveloped 17th St.

Land	\$789,000.00
Improvements	\$0.00
Assessments	\$0.00
Timber	\$0.00
Grand Total	\$789,000.00

Future Assesments	\$0.00
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Recorded Documents: (NOTE: This is not a complete list of recorded documents)