

Discover




YOUR DREAM HOME





## Outdoor Adventure Awaits


### Townhome Units Available

Nestled against the serenity of the St. Louis River and Spirit Mountain, your dreams will meet reality in Duluth's newest mixed-use development.

 **Premium Detached Townhomes:** Our beautifully crafted townhomes boast high-end interiors that embody modern living. Each residence offers the perfect blend of comfort and style.

 **Ideal for Every Lifestyle:** Whether you're an outdoor enthusiast seeking a tranquil escape, a growing family in pursuit of your dream home, or a career-driven individual looking for seamless living, our townhomes are tailored to suit your needs.

 **Low-Maintenance Living:** Say goodbye to the hassle of constant upkeep! Our townhomes are designed with your ease in mind, allowing you to focus on what truly matters while enjoying peaceful living along Duluth's western waterfront.

 **Unlock Rental Opportunities:** Take advantage of "daily" vacation rentals to not only enhance your lifestyle, but also offset your mortgage costs.

With Phase II underway, now is the time to secure your place within Duluth's outdoor adventure corridor. Don't miss your chance to be part of something extraordinary.



# Welcome!

# RIVERWEST

[www.RiverwestDuluth.com](http://www.RiverwestDuluth.com)



[Learn More](#) >

THE  
**DEANNA BENNETT**  
REAL ESTATE TEAM

Messina & Associates Real Estate

Interested in Owning?

## Phase II

Additional completed units become available  
July-September 2024

**\$600,000 - \$900,000**

- 4 Bedrooms per unit
- Delivery July - September 2024 (only in Phase 2)
- Low-maintenance living (Homeowners Association)
- Daily rentals help offset the mortgage
- Perfect vacation, summer or year-round homes

Deanna Bennett | [dbennett@mzr.com](mailto:dbennett@mzr.com) | 218-343-8444 call or text  
Jessie Erickson | [jessie.erickson.re@gmail.com](mailto:jessie.erickson.re@gmail.com) | 612-636-0507 call or text





## Join the RiverWest Community

- Located in the heart of Duluth's Outdoor Recreation Corridor
- Ski Hut Adventure Center now OPEN! Bike rentals, retail and more
- Burnett Dairy Co-op & Bistro opening in the Spring 2024
- Access 12 trailheads right out of your doorstep
  - Hike the trail systems, ride the paved or off-road trails, skiing, & snowmobiling
  - Easy access to Kayak Bay
- Minutes from the Lincoln Park Craft District, Downtown and Canal Park
- Mont du Lac Ski Resort is a 10 minute drive
- Spirit Mountain is across the street







## PHASE III

RiverWest changes daily--our mild winter has allowed us to work continuously.

Phase III will include 2, 3 and 4 bedrooms, various levels of living, including 1 floor and of course, pickle ball courts.

Easy access to the river, trails for hiking, biking, skiing, and snowmobiling.  
A short drive to night life, the best restaurants, shopping and more.

*Interested in Owning?*

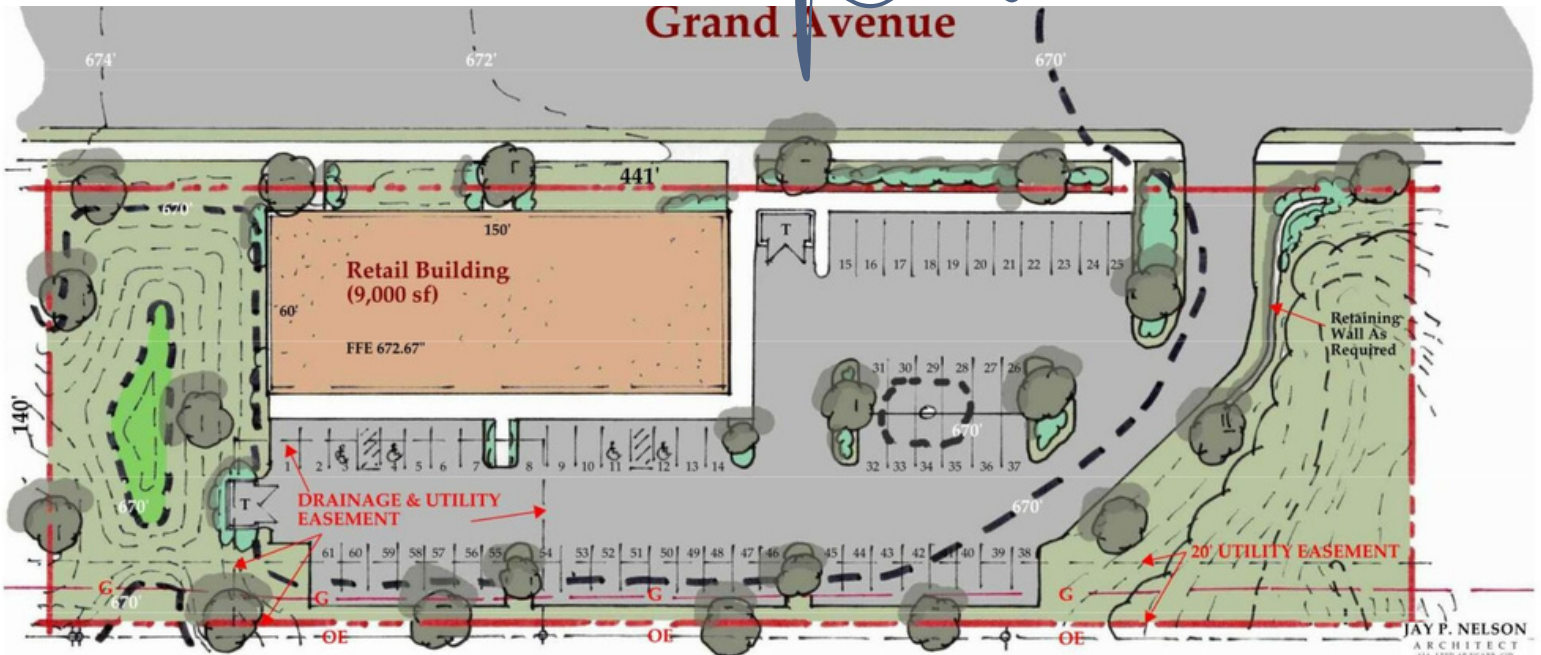
**Contact Deanna Bennett | [dbennett@mzr.com](mailto:dbennett@mzr.com) | 218-343-8444 call/text**  
**Jessie Erickson | [jessie.erickson.re@gmail.com](mailto:jessie.erickson.re@gmail.com) | 612-636-0507 call/text**







Retail



## New Retail Space Available

### Features:

- 9,000 Square feet retail space
- Build to suit
- Prime location
- Daily Traffic = 14,000 vehicles
- Located next to Ski Hut Adventure Center and
- Burnett Dairy Cooperative - NEW Bistro!

Join Us!



Interested in learning more about our retail space?

Contact Brad Johnson:

612-369-4364 | [BRAD@RWLOTUS.COM](mailto:BRAD@RWLOTUS.COM)

[www.RiverwestDuluth.com](http://www.RiverwestDuluth.com)