



MLS 6491367 Commercial

**\$1,650,000**

512 Balsam Avenue  
Frazee MN 56544

Waterfront: Albertson

Status: Hold

#### Description:

Seller offering \$15,000 credit towards buyer's closing costs. 9% Cap Rate! Albertson Lake MHC is ready for a lucky new owner to take over a great opportunity. This is a rare opportunity to buy an income producing park in the heart of lakes country. Frazee is a small community located just off Hwy 10 between Detroit Lakes and Frazee. You won't find many MHC's maintained and improved like this one. Comprised of 31 lots (room to add) Albertson Lake MHC sits on a nearly 11 acre lot with 580 FF overlooking Albertson Lake. City water, sewer, and asphalt paved road updated in 2022. There is a 30x30 shop with full basement (storm shelter) located at the rear of the property towards the lake. 11 trailers owned by park, the remaining are all lot rents. Inquire today for financial info, and start or improve your investment portfolio!

#### Additional Details:

Year Built	1998
Lot Acres	10.41
Lot Dimensions	Irregular
Garage Stalls	2
School District	23
Taxes	\$9,202
Taxes with Assessments	\$9,202
Tax Year	2023

#### Additional Features:

**Fuel:** Electric, Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

#### Driving Directions:

CR 10 to South River/ E Main, turn east on Balsam Ave to Albertson Lake MHC on right.



Listed By:  
The Real Estate Company of Detroit Lakes

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

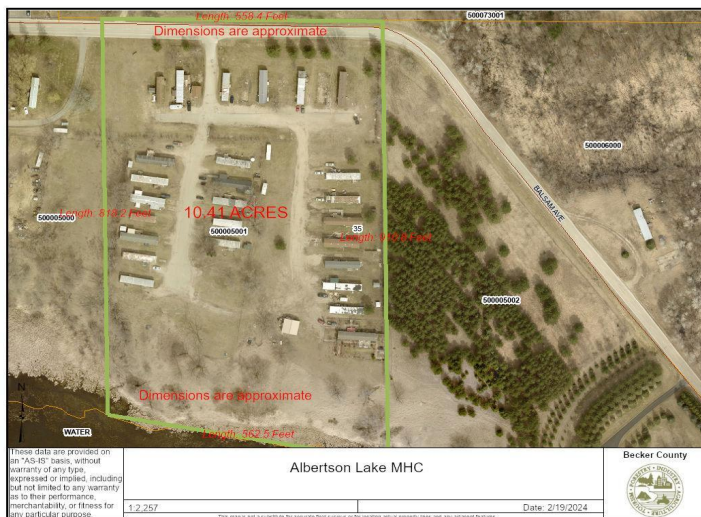
**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**





website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

**Affinity**  
REAL ESTATE INC

**\$1,650,000**  
MLS 6491367 Commercial  
512 Balsam Avenue  
Frazee MN 56544





website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$1,650,000**  
MLS 6491367 Commercial  
512 Balsam Avenue  
Frazee MN 56544