



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



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Albertson Lake MHC

Becker County

Date: 2/19/2024

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Albertson Lake MHC

Becker County

Date: 2/19/2024

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



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