



MLS 6530317 Commercial Sale

\$1,500,000

Description:

Birch Harbor Resort is an idyllic family fishing resort on beautiful Lower Bottle Lake. Located in the heart of lake country and near the bustling tourism towns of Park Rapids, Nevis, Walker and Dorset, the resort offers 9 cabins for rent, a seasonal campsite, and a large owner's home big enough for a family. There is also a double garage with attached heated shop, metal storage building and other small sheds to support the operation. This resort has a strong repeat business of satisfied guests. Guests enjoy level grounds, a sandy beach with all the water toys, playground areas, fish cleaning house and pavilion type picnic area. Lower and Upper Bottle Lakes are known for excellent fishing and are part of the Mantrap Chain of Lakes. Included in the sale is 16 acres of high, wooded ground providing growth opportunity, so come with your ideas! All equipment needed to operate the resort is included. The pride in ownership shines through on this property!

Additional Details:

Year Built	1983
Lot Acres	26
Lot Dimensions	675x1709x661x1688
Garage Stalls	2
School District	309
Taxes	\$11,488
Taxes with Assessments	\$11,488
Tax Year	2023

Additional Features:

Fuel: Propane **Heat:** Baseboard, Forced Air, Radiant Floor

Driving Directions:

From Park Rapids go East on Hwy 34 for approximately 2 miles, turn left onto County 4. Go 8 miles, then turn right onto Hartman Drive and follow signs to the resort.



Listed By:
Lake Country Resort Sales, Inc.

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

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