



MLS 6594854 Commercial

**\$2,400,000**

40335 Little Toad Road  
Frazee MN 56544

Waterfront: Little Toad

Status: Canceled

**Description:**

Amazing opportunity to become your own boss and own and operate a well managed and meticulously cared for RV Park in the heart of North Central MN. This 30 acre property has been in the same family for many years and has recently undergone numerous updates. The Little Toad Lake Campground features 79 full hook up RV sites, complimented by Serenity Hollow Cabins with 2 fully updated cabins. This property also boast a 2,000 sq ft office/game room, a large shower house, new pickle ball court and a pristine sand swimming beach, ensuring your guests have a memorable stay. With plenty of space for future expansion, the property includes a 40x98 metal building and 2 separate detached garages offering abundant storage options. The current owners are ready to retire so this Resort/RV Park is now ready for new owners to take it to the next level, this well established business still has endless potential for growth. Call today to schedule your private showing!

**Additional Details:**

Year Built	1964
Lot Acres	27
Lot Dimensions	930x1245x770x1500
Garage Stalls	14
School District	23
Taxes	\$7,992
Taxes with Assessments	\$7,992
Tax Year	2023

**Additional Features:**

**Fuel:** Propane **Garage:** 14 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** Private **Air Conditioning:** Central Air

**Driving Directions:**

From Detroit Lakes go East on HWY 34 to a right on 385th Ave, follow 385 to a left on 56, follow 56 to a right on 405 Ave.



Listed By:  
Dane Arthur Real Estate Agency-Park Rapids

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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

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