



MLS 6708553 Commercial

\$1,500,000

42206 438th Lane
Aitkin MN 56431

Waterfront: Blind

Status: Active

Description:

Turn-Key Lakefront RV Resort & Commercial Investment. Exceptional opportunity to acquire a highly profitable, fully operational RV resort located on over 1,500 feet of premier lake shoreline. This meticulously maintained property features 31 fully occupied season RV sites, a custom 5,000+ square foot lakefront residence, an onsite restaurant, and extensive supporting infrastructure, all positioned for immediate operation and future growth.

Property Features:

31 seasonal RV sites, each individually metered for electricity. Over 1,500 feet of direct lake frontage with two rentable dock systems. Restaurant currently operating 3.5 days per week, offering significant expansion potential. Multi-tiered septic system supporting RV park operations; separate septic systems for residence, restaurant and LOT 1. 5,000+ FSF custom lakefront home featuring recent updates: newer roof, siding, windows, major interior renovations, and an expansive master suite. 60x100 heated shop and 24x40 insulated garage for operational and personal use. Fully booked seasonal occupancy with strong repeat clientele.

Investment Highlights: 2024 financials support a 4.34% cap rate at current list price. Immediate growth potential through expansion of RV sites and increased restaurant/bar operating hours. Turn-key operation with established profitability. Fully operational and open for the 2025 season.

This asset presents a rare blend of stable cash flow, strong asset appreciation potential, and multiple avenues for additional revenue growth. It is well-positioned for either a hands-on owner/operator or a passive investor with an experienced management team.

Financial documentation available upon execution of a Non-Disclosure Agreement.

Additional Details:

Year Built 1972
Lot Acres 63.2
Lot Dimensions 63.2
Garage Stalls 10

School District 8001

Broker Reciprocity Listed By: \$2,660
RE/MAX RESULTS

Taxes with Assessments \$2,660

2024
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 change or withdrawal.

Additional Features:

Fuel: Electric, Pellet, Propane Heat: Boiler, Fireplace(s), Hot Water



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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

Driving Directions:

From Aitkin stop light go north on County Rd 1 to a left on County Rd 22 to straight on County Rd 24 to a right on 430th Place follow



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

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