



MLS 6716493 Commercial

**\$1,950,000**

7050 39th Avenue  
Walker MN 56484

Status: Active

**Description:**

An extraordinary and once in a lifetime opportunity awaits in beautiful Northern Minnesota! This expansive 98-acre multi-use commercial property near Walker, MN offers 1,681 total sites, including 242 electrical hookups, making it an ideal investment for campgrounds, music festivals, or large-scale events.

**Key Features:**

- 1,681 total camping/RV/tent sites
- 2 fully operational bars
- Beautiful wedding/event venue
- On-site restaurant with full commercial kitchen
- All kitchen equipment included
- Music festival grounds & infrastructure
- 242 electrical service sites
- Complete mowing & maintenance equipment package
- Zoned for commercial use with expansion potential

Perfectly situated near Leech Lake, the Northern Lights Casino, and just minutes from the popular tourist town of Walker, MN, this property draws consistent traffic and has hosted successful seasonal and large-scale events. Whether you want to operate a resort, event center, festival site or operate all three! This property is ready to go with infrastructure in place.

Endless potential for revenue growth and development in one of Minnesota's most scenic and sought-after recreational regions.

Serious inquiries only. NDA and proof of funds required for financials and tours.

**Additional Details:**

Year Built 1997  
Lot Acres 98.7  
Lot Dimensions 1310x3262  
Garage Stalls 1

School District 113  
Listed By: \$16,420  
Bill Hansen Realty/Walker

Taxes with Assessments \$16,920  
Affinity Real Estate Inc. participates in the Regional Multiple Listing  
Tax Year of Minnesota, Inc Broker Reciprocity (sm) program, allowing  
us to display other broker's listings on our website. All properties are  
Additional Features: change or withdrawal.



**Call Affinity Real Estate**  
**218-237-3333**  
**info@affinityrealestate.com**



**Basement:** Full, Walkout **Fuel:** Propane **Garage:** 1 **Heat:** Forced Air **Sewer:** Holding Tank, Mound Septic, Tank with Drainage Field  
**Water:** Drilled Well

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

**Driving Directions:**

From Walker, Minnesota, south to the Leech Lake, Minnesota, hills, about 15 miles.





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