



MLS 6807530 Commercial

\$329,000

20151 Eddie Baxter Drive
Park Rapids MN 56470

Status: Pending

Description:

Welcome to the Snuggle 'n Snooze Inn. This premier pet boarding facility was established in 2011 with an ideal location in the heart of the Park Rapids lakes area. There are (4) structures included. The first totals 1152 sq ft with 11 dog rooms, 4 cat rooms, a kitchenette, full bath and laundry. It was built with grooming in mind should the next owner wish to expand upon services provided. The second totals 704 sq ft with 8 dog rooms and 4 cat rooms. Both of which have outdoor dog runs connected to their individual rooms and access to the dog yard. The third is the living quarters and it totals 1216 finished sq ft. It features an open design with kitchen, full bath, laundry and a lofted bedroom with an 8x12 deck. Additionally, buildings 1-3 all have in-floor heat. The fourth is a 240 sq ft bonus building currently housing feathered guests. Small animal boarding is also provided. All structures have cedar siding and were built to match. Septic compliance and water testing was completed in October 2025. Sits on a beautifully wooded property at the end of a cul-de-sac. This is a grand opportunity to run with the current business model. Everything needed to operate the business is included. Adding grooming or other related services would be a natural fit. Long-term and loyal client base.

Additional Details:

Year Built	2011
Lot Acres	1.27
Lot Dimensions	152 x 375 x 150 x 344
School District	1384
Taxes	\$2,184
Taxes with Assessments	\$2,460
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Heat:** In-Floor Heating **Sewer:** Private Sewer, Septic System Compliant - Yes, Tank with Drainage Field
Water: Drilled, Private, Well

Driving Directions:

From Park Rapids: Travel Hwy 34 East to a right on CR 11 (Dorset Corner). Take your first left and proceed to last property on your right.



Listed By:
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