



MLS 7025484 Commercial

\$325,000

2 4th Avenue
Federal Dam MN 56641

Status: Active

Description:

This unique property offers incredible versatility and income potential for the entrepreneurial-minded buyer. Located directly across the road from the Leech Lake Federal Dam Recreation Area, it is perfectly positioned to capture steady visitor traffic.

The main home features a functional floor plan and an oversized attached garage. Two fully renovated and furnished one-bedroom cabins (taken down to the studs in 2022) currently operate as short-term rentals, generating excellent cash flow. Complementing the accommodations are two commercial spaces: a bait shop (completely renovated in 2024) and a gift shop, along with an RV pad and established firewood sales.

Additional upgrades include new roofs on all buildings, new appliances, a new water softener, a new furnace in the main home, and many other improvements throughout.

The sale also includes existing inventory, making this a true turnkey opportunity.

Whether you're looking to expand a resort business, launch multiple income streams, or simply enjoy living and working near the lake, this property presents a rare chance to own a ready-to-go investment in one of Minnesota's most sought-after recreation areas. Don't miss it!

Additional Details:

Year Built	1950
Lot Acres	0.505
Lot Dimensions	120x200
Garage Stalls	2
School District	734
Taxes	\$492
Taxes with Assessments	\$642
Tax Year	2025

Listed By: **Rebecca Aray**
Garage: 2 Heat: Ductless Mini-Split
Air Conditioning: Ductless Mini-Split
Service of Minnesota
 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 of withdrawal.
 From US Hwy 2 go south on Co Rd 8 NE to sign on left.



Call Affinity Real Estate

218-237-3333

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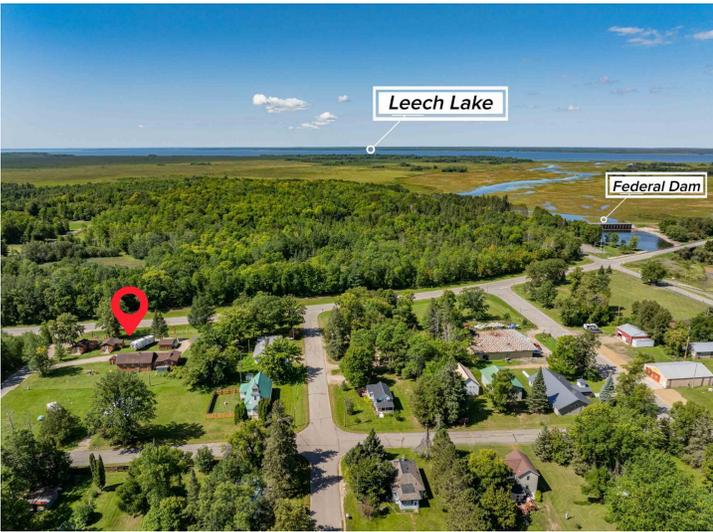
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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