

MLS 7097448 Commercial

$5,100,000

3600 County Road 54
Longville MN 56655

Waterfront: Little Boy Lake
(Wabedo Twp.)

Status: Active

Description:

Little Boy Resort & Campground -- A rare opportunity to own a thriving resort and campground on the popular Little Boy/Wabedo chain of lakes.Pride of ownership radiates from every corner of this property. Perfectly located in the heart of Minnesota's lake country and just minutes from the bustling tourism towns of Walker, Longville, Hackensack and Remer, this resort is a rare find and a true gem. The current owners have owned the resort for the past 20+ years and have made continuous improvements to the buildings, campground and grounds.Little Boy Resort has multiple income streams. It offers 9 well maintained cabins, 4 lodge suites, 25 seasonal RV sites, 18 overnight camp sites, restaurant, bar, a resort store and boat and pontoon rental. Other features include a sandy swimming beach, spacious level grounds, a 38 x 28 garage/shop, playground areas and quality water toys.In 2022 a new Lodge/Owner's home was built, giving a new owner an exceptional home to live in with beautiful lake views! Made with high quality building materials and finishes, it is 64 x 64 and 3 stories. The ground level includes the Front Porch Tavern restaurant/bar, store, shower house, guest laundry, bait room and housekeeping and maintenance. The 2nd and 3rd floors are the private owner's home. With 5 bedrooms, 3 baths and ample indoor and outdoor living space, it is more than enough room for a large family or multigenerational living. This resort property is considered 'turn key', meaning all the buildings, grounds and equipment are in excellent condition, all cabins are well appointed with up-to-date furnishings, and the financials show continued growth year over year. No initial capital outlay needed.Additional income opportunity lies in pursuing more spring, fall and winter business with lodging and the restaurant. There is also room within the campground for more camping sites. Or come with your own ideas.Included in the sale is an extensive inventory of quality equipment. This resort is a well oiled machine. All needed equipment and systems are in place to make for a streamlined operation. Here is an opportunity to own an established profitable business with growth potential, live in a brand new home with lake views, and get the lifestyle change you are looking for. Your search ends here! Invest in this proven destination that is perfectly positioned for continued success and growth.

Additional Details:

Year Built	2021
Lot Acres	11.39
Lot Dimensions	190 x 670 x 370 x 993 x 1592
Garage Stalls	3
Taxes	$12,372
T[illegible]ents	$13,024
T[illegible]	2026

Additional Features:

Fuel: Electric, Propane **Heat:** Ductless Mini-Split, Forced Air, Fireplace(s), In-Floor Heating

Driving Directions:

From Hackensack head toward Murray Ave E. At the traffic circle, take the 1st exit onto Co Rd 5 NW/Woman Lake Rd. Continue on Co Rd 5 NW to Longville. Turn right onto MN-84 S. Slight left onto Co Rd 7. Continue onto Co 7 NE. Continue straight onto County Rd 54 NE. Resort is on left. Watch for sign

Broker Reciprocity

Listed By:
Lake Country Resort Sales, Inc.

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 or withdrawal.

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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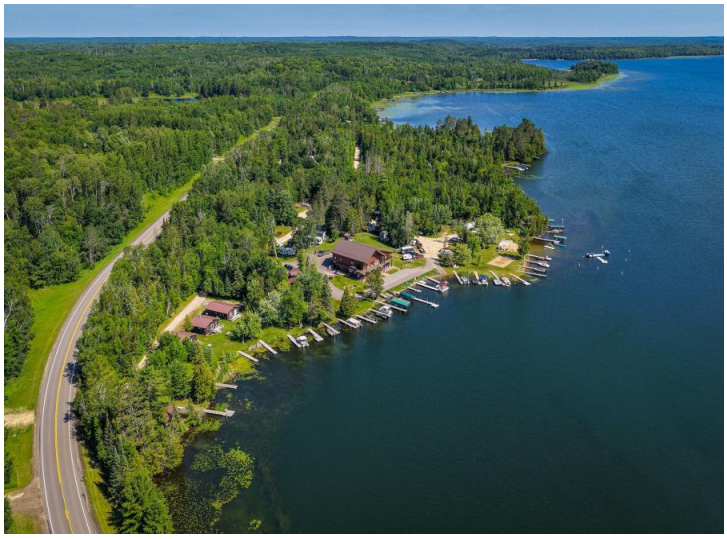

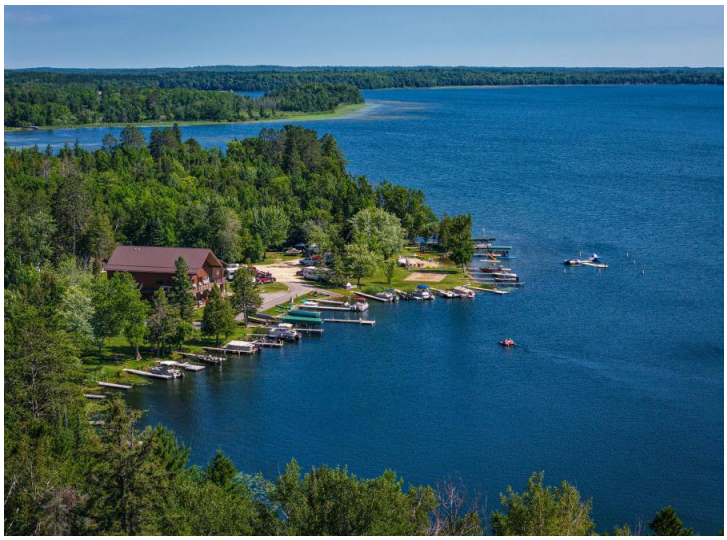



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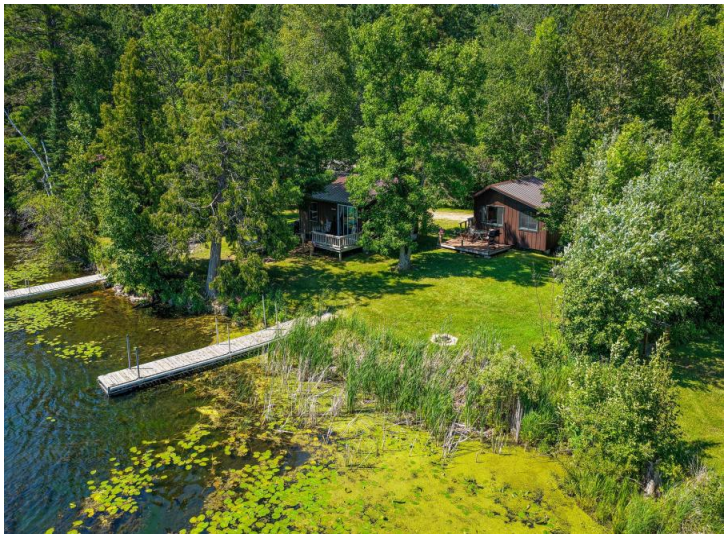





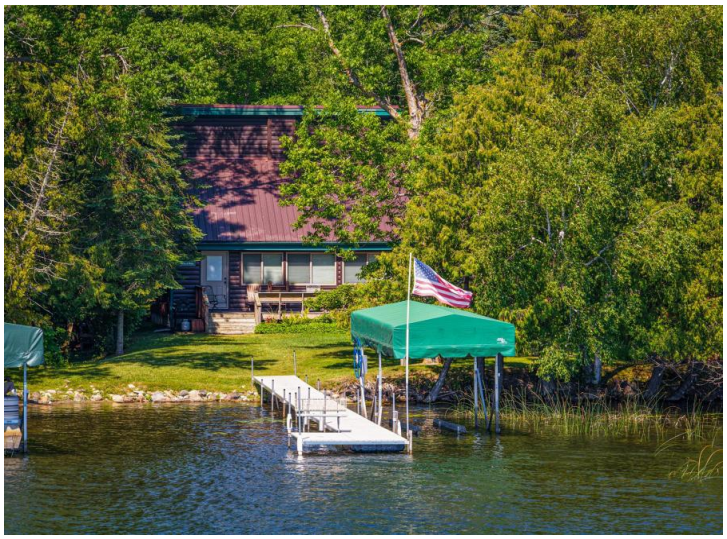



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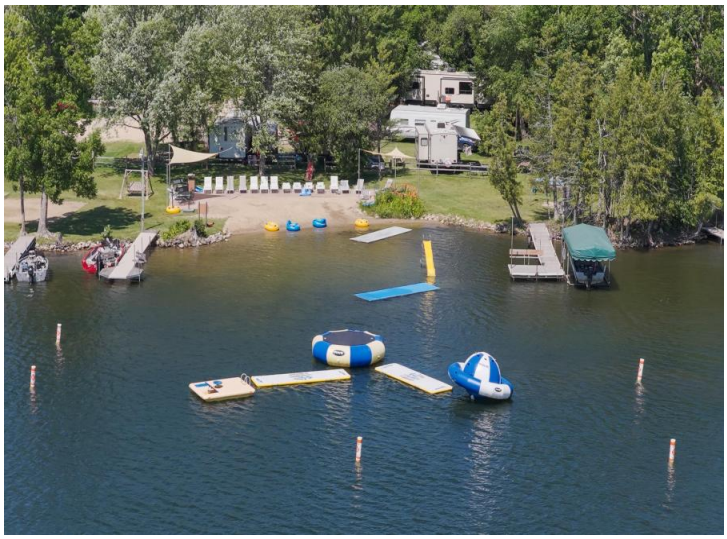

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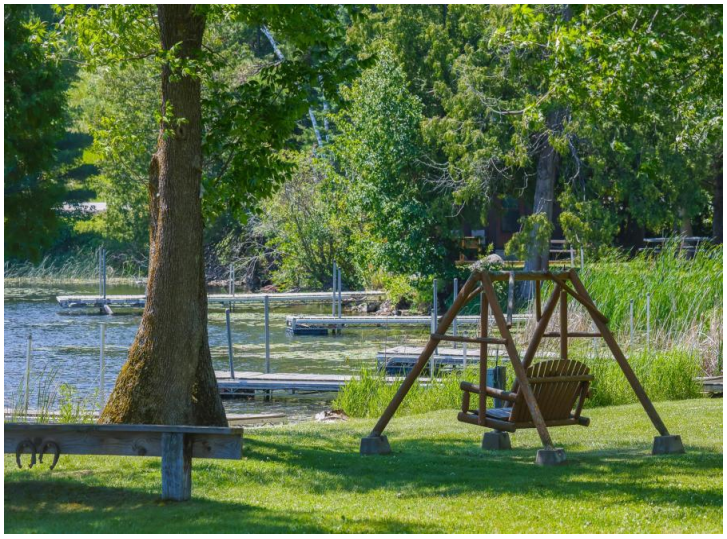



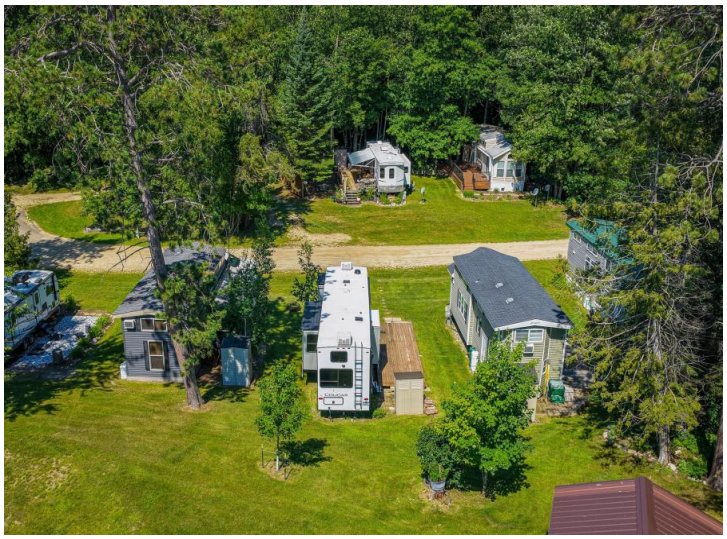


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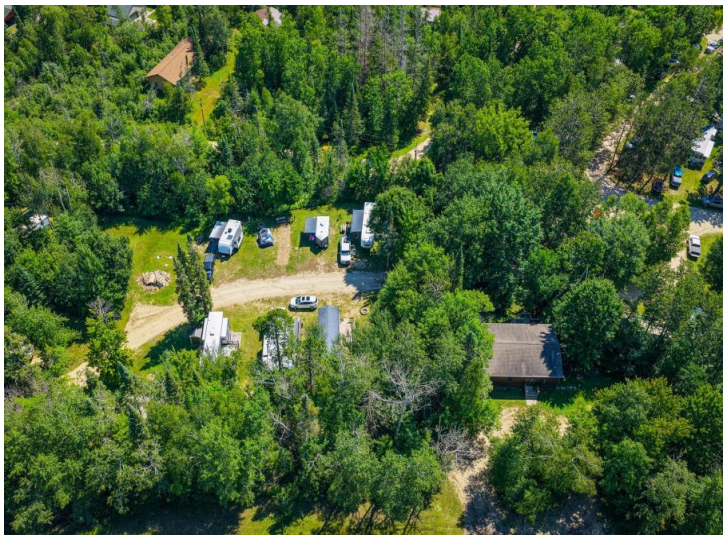


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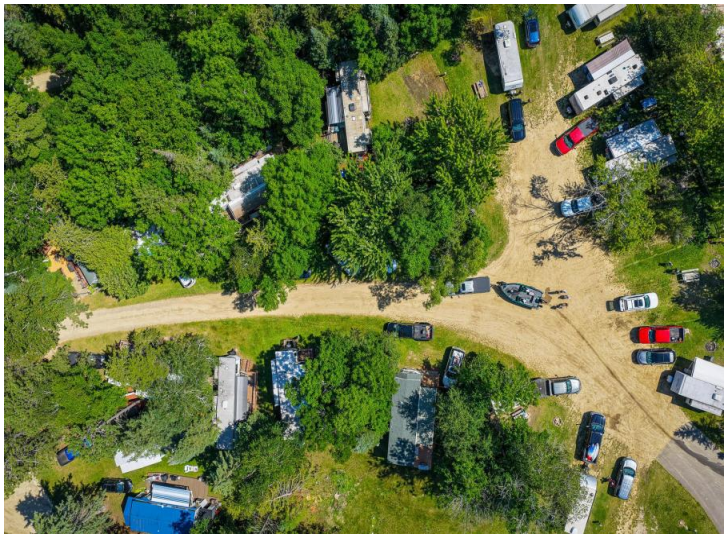

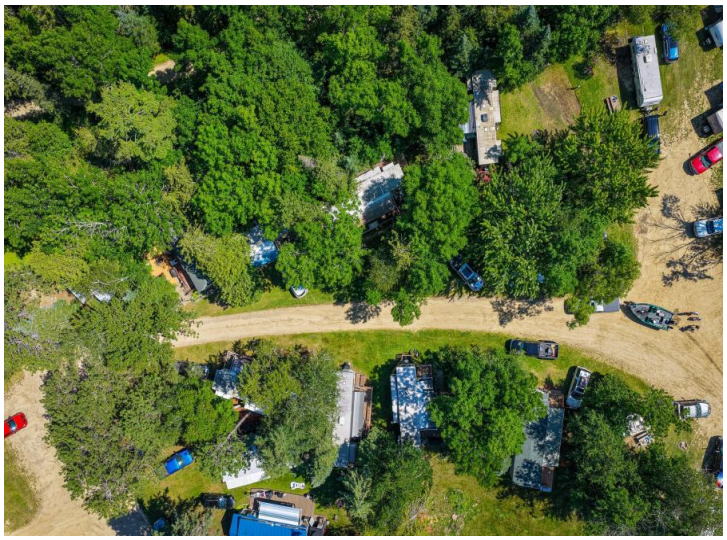

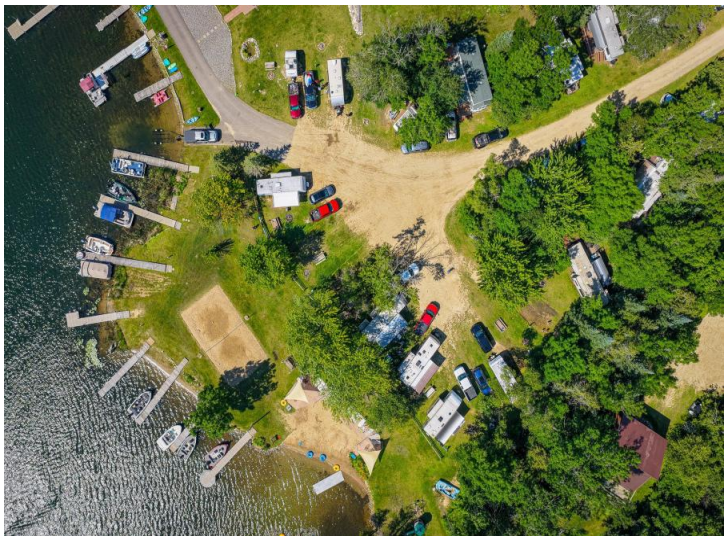



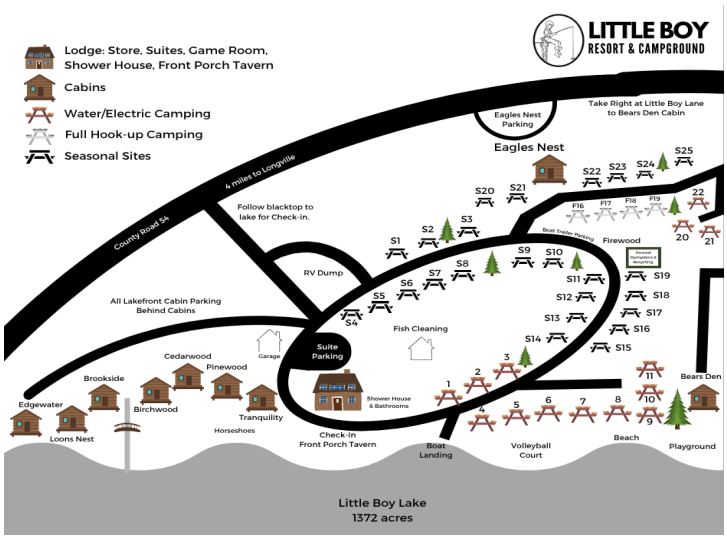

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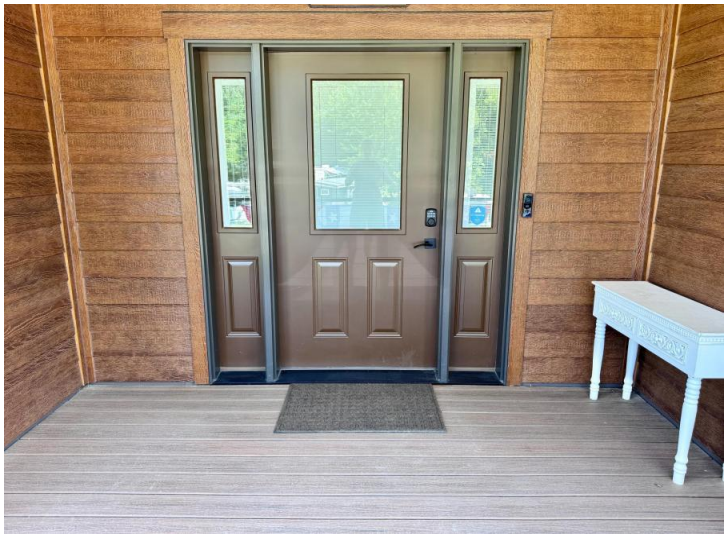









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