



MLS 6269405 Commercial Sale

**\$1,200,000**



**Description:**

This is an excellent opportunity to own a RV dealer business that has a well-known presence in the Walker area only a mile out of town. This full-service company is a new and used recreational vehicle RV dealership that sells a variety of RV types, including travel trailers, motorhomes, 5th wheels, park trailers, toy haulers and more. It also sells related parts and provides maintenance services. Current owner operates from a 2,016 sq ft office/retail space and heated 44'x72' shop with 16' sidewalls and 6" concrete floor. Additionally, there are also 7,232 sq ft of insulated storage buildings that have cement floors as well as 3 RV hook up sites. Also included is a 4,984 sq ft home with 3 bedrooms, 5 bathrooms, and a 2-stall attached garage. This impressive property is located just on the outskirts of Walker on 11.21 beautiful, wooded acres with gorgeous mature pine trees. Owners will **SELL JUST the PROPERTY & STRUCTURES**. Enjoy the aerial tour!

**Additional Details:**

Year Built	1992
Lot Acres	11.21
Lot Dimensions	irregular
Garage Stalls	2
School District	113
Taxes	\$4,114
Taxes with Assessments	\$4,180
Tax Year	2022

**Additional Features:**

**Basement:** Block, Daylight/Lookout Windows, Finished, Full, Partially Finished, Walkout, Wood **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Other, Private Sewer, Tank with Drainage Field **Water:** Submersible - 4 Inch, Drilled, Private, Well **Air Conditioning:** Central Air

**Driving Directions:**

From Walker, go South on Hwy 34 for 1 mile, turn right onto Lake May Road NW, driveway is on the left side.



Listed By:  
Bill Hansen Realty/Walker

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**