



MLS 6494763 Commercial Sale

**\$549,900**

**Description:**

Welcome to Emmaville, a thriving business and a piece of Northern MN History. This opportunity includes the gas station and convenience store, vintage bar, popular cafe, newly remodeled 4-unit Motel and an 8-site seasonal RV campground. Additionally, a 48 x 48 storage facility for boats and other toys and a 30 x 48 heated shop. Conveniently attached to the store is a 3 bed, 1 bath living area. Now is your chance to be part of historic Emmaville and take it into the future with your vision!

**Additional Details:**

Year Built	1940
Lot Acres	4
Lot Dimensions	400 x 170
Garage Stalls	4
School District	309
Taxes	\$5,704
Taxes with Assessments	\$7,684
Tax Year	2024

**Additional Features:**

**Fuel:** Electric, Propane **Garage:** 4 **Heat:** Baseboard, Dual, Forced Air, Fireplace(s), Space Heater **Sewer:** Tank with Drainage Field **Water:** Submersible - 4 Inch, Drilled **Air Conditioning:** Central Air, Window Unit(s)

**Driving Directions:**

From Park Rapids go East 1 mile, turn North on Cty Rd 4, proceed 11 miles to property on your left.



Listed By:  
Affinity Real Estate Inc.

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