



MLS 6694915 Commercial

\$3,800,000

952 River Drive
Bena MN 56626

Waterfront: Winnibigoshish

Status: Coming Soon

Description:

Large, successful resort on beautiful Lake Winnibigoshish, The Four Seasons Resort is perfectly situated on the protected waters leading into Big Winnie. Enjoy gorgeous sunrises, world class walleye and perch fishing along with the convenience of being located near Grand Rapids and Bemidji.

The resort features twenty two fully furnished two, three and four bedroom cottages, plus a four bedroom owners home with views of the lake. The cottages have been upgraded with air conditioning, satellite TV and have all the amenities of home. Eighteen of the cottages and the associated infrastructure are built for use in the winter.

The resort is also currently licensed for fifteen RV sites and a large area remains to add more sites.

The lodge features a full commercial kitchen, beer license, gift store, ice cream and snack bar along with a large gathering area, game room and lakeside deck.


Two heated swimming pools and large playground area make this resort a real family destination resort.

The unique, covered marina appeals to both fisherman and recreational boaters who demand the best.

Current ownership has increased gross revenue extensively over the past four years and have not fully realized the commercial kitchen and bar opportunities. Bring your creativity and continue the increased growth!

Additional Details:

Year Built	1990
Lot Acres	11.71
Lot Dimensions	730 x 1440
Garage Stalls	5
School District	115
Taxes	\$17,624
Taxes with Assessments	\$17,624


 Listed By: 2025
 Lake Country Resort Sales, Inc.
Additional Features:
 Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc. Broker Reciprocity (RM) Program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470
 From Bemidji, go to Cass Lake. From Cass Lake, go east on Hwy. 2 five miles. Turn north on Cass County #10 two miles. Turn right on Cass County #91. Property is 8 miles on the left.