



MLS 6735616 Commercial

\$1,750,000

52001 Edgewater Road
Spring Lake MN 56680

Waterfront: Sand Lake (31082600)

Status: Active

Description:

An opportunity of a lifetime awaits on the peaceful northeastern shore of Sand Lake! Nestled on 18 scenic acres, The Edgewater Resort is a beloved Northwoods destination with over 30 years of successful operation and a strong base of returning guests.

This well-established resort features five charming, lakeside cabins, each just steps from the shoreline, offering classic Northwoods character. A spacious 7-bedroom guest lodge includes a game room, dining area, and large shared shower room—perfect for group retreats or vacation gatherings. The main lodge, complete with two bedrooms and an office, serves as the central hub for operations.

Resort amenities include; a sandy beach for swimming and relaxing, private boat ramp and multiple docks for easy lake access, and traditional wood-fired sauna. Throughout the resort there are several garages and storage sheds, numerous seasonal RV and campsite spots, plus additional on-site comforts and features throughout the property.

Excellent fishing, boating, and recreational opportunities make this a go-to destination for outdoor enthusiasts. From early morning casting to evening bonfires by the water, there's no shortage of ways to unwind and enjoy the natural beauty. With additional land for future development, strong cash flow, and all resort assets included in the sale—plus summer bookings already secured—this is a rare turnkey opportunity for the next owner to step in and thrive.

Whether you're looking to expand your portfolio or take on a new venture in a stunning lakeside setting, The Edgewater Resort offers unmatched potential.

Additional Details:

Year Built	1970
Lot Acres	17.98
Lot Dimensions	18ac
Garage Stalls	6
School District	317
Taxes	\$2,012
Taxes with Assessments	\$2,336
Tax Year	2025

Additional Features:

Heat: Forced Air, Fireplace(s) **Sewer:** Private Sewer and Septic Drainage Field **Water:** Submersible - 4 Inch, Drilled, Listed By: American Legacy Land Co., LLC

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218-237-3333

info@affinityrealestate.com

water Rd, resort is on the



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