



MLS 6781575 Commercial

**\$350,000**

2 4th Street  
Federal Dam MN 56626

Status: Active

**Description:**

This unique property offers incredible versatility and income potential for the entrepreneurial-minded buyer. Located directly across the road from the Leech Lake Federal Dam Recreation Area, it is perfectly positioned to capture steady visitor traffic.

The main home features a functional floor plan and an oversized attached garage. Two fully renovated and furnished one-bedroom cabins (taken down to the studs in 2022) currently operate as short-term rentals, generating excellent cash flow. Complementing the accommodations are two commercial spaces: a bait shop (completely renovated in 2024) and a gift shop, along with an RV pad and established firewood sales.

Additional upgrades include new roofs on all buildings (garage to be completed within the next few weeks), new appliances, a new water softener, a new furnace in the main home, and many other improvements throughout.

The sale also includes existing inventory, making this a true turnkey opportunity.

Whether you're looking to expand a resort business, launch multiple income streams, or simply enjoy living and working near the lake, this property presents a rare chance to own a ready-to-go investment in one of Minnesota's most sought-after recreation areas. Don't miss it!

**Additional Details:**

Year Built	1950
Lot Acres	0.51
Lot Dimensions	120x200
Garage Stalls	2
School District	118
Taxes	\$492
Taxes with Assessments	\$642
Tax Year	2025



Listed By:

Rebecca Electric Propane

Garage: 2

Heat: Ductless

Air Conditioning: Ductless

Water: City

Sewer: Connected

Water: City

Water: Connected

Water: Connected

Superservice - 4 inch, Drilled, Private, Well  
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**info@affinityrealestate.com**



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