



MLS 6822419 Commercial

\$2,500,000

1510 US Highway 2
Bena MN 56626

Status: Active

Description:

Discover the Historic Big Winnie General Store and RV Park – Bena, MN

A timeless registered historical landmark located in Northern Minnesota, the Winnibigoshish General Store and RV Park, established in 1932, is now available for sale. Nestled in the heart of the scenic Chippewa National Forest along Highway 2, this unique property is listed on the National Register of Historic Places, offering visitors and owners a rare chance to experience a piece of Minnesota's rich heritage. This Bavarian-inspired convenience store, a 1930s gem presents 42 seasonal RV spots, 12 year-round RV sites all with their own utilities averaging a spacious 42x100 in size, and 4 additional overnight sites – all meticulously maintained with recent upgrades including a new top of the line dispensing gas pumps, fuel tanks, and concrete work, new roofs on the garage and store and many numerous updates/upgrades. A public Laundromat and Campground private laundromat with shower facilities, Volleyball court and playground areas. Everything you need to get started in your own Business venture is right here, just jump right in! The current owners state that there is enough room and electrical power to host another 30-40 Seasonal lots, a great way to generate additional income!

The full-service convenience store provides essentials from groceries, bait, beer, and wine to off-sale liquor, coffee, and cappuccinos and offers pay at the pump. A must on this heavily traveled Highway.

Two Cozy and updated cabins provide comfortable sleeping for guests. A restored restroom, shower facilities, and modern laundry facilities add comfort to this historic retreat.

Recreational amenities include direct access to walking and ATV, and snowmobile trails, as well as a nearby public beach and boat launch on Lake Winnibigoshish.

The property line backs up to 57 Acres of the Chippewa National Forest- complete with a 1/4 mile walking trail from the RV park to access the sandy shoreline of Lake Winnibigoshish. Several lake side resorts are nearby and the Campground guests have launched their boats or rented boat slips in the past from these gracious owners .

With a proven track record of success across diverse revenue streams like camping, cabins, and retail, and ample room for expansion, this turnkey opportunity combines historic allure with profitable potential. Embrace the spirit of Northern Minnesota and own a cherished part of Bena's legacy. Create unforgettable memories for yourself and future generations at the Winnibigoshish General Store and RV Park. Personal home and about 1 acre excluded from the sale. Inventory also excluded.

	Listed By: Headwater Realty Services LLC
Lot Area 14.94	
Lot Dimensions 97' x 106' x 265' x 108' x 98'	
School District 115	



Call Affinity Real Estate

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Taxes \$7,328

Taxes with Assessments \$7,328

Tax Year 2025