



MLS 7025484 Commercial

\$325,000

2 4th Avenue
Federal Dam MN 56641

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, 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	0.505
Lot Dimensions	120x200
Garage Stalls	2
School District	734
Taxes	\$492
Taxes with Assessments	\$642
Tax Year	2025

Listed By: **Broker Reciprocity**
 Equal Housing Opportunity
 Garage: 2 Heat: Ductless Mini-Split, Baseboard, Radiant, Gas, Oil, Solar, 2 in. Sewer/Connected, Water: 4-Inch Submersible,
 Ducted, Private, well
Air Conditioning: Ductless Mini-Split
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218-237-3333

info@affinityrealestate.com



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