



MLS 5489908 Commercial

\$483,400

40419 Elbow Lake Road
Waubun MN 56589

Waterfront: Elbow Lake

(Pending)

Description:

Well known ELBOW LAKE STORE. 47 Acres, 350 feet of shoreline on Big Elbow Lake. Established Elbow Lake Store off of scenic Highway 113, is a year round business. Lake life in the summer, snowmobile activity in the winter, ATV,s, deer camp, local activity round out the year. Newer owners home, upper level not finished. Solid income. Groceries, gas, short order menu, bait/tackle, beer, slot machines (nice). Room for growth. Possible RV sites, storage units, laundry, etc. all on 47 acres...you definitely have the space. Own your newer home and business on the lake...all in one package. Great couple or family opportunity. Imagine the possibilities!!...Let's talk!!

Additional Details:

Yearbuilt	1936
Lot Acres	0.000
Lot Dimensions	350x2108x708x2303x740
School District	435
Taxes	\$3,780
Taxes with Assessments	\$3,780
Tax Year	2019

Additional Features:

Exterior: Wood Siding **Fuel:** Propane **Heat:** Forced Air **Cooling:** Wall Unit(s) **Water:** Well **Lot Description:** Tree Coverage - Heavy, Additional Land Available

Driving Directions:

Right off Hwy 113.



Listed By:
eXp Realty - Fargo 3369

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218-237-3333

info@affinityrealestate.com



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