



MLS 6586172 Commercial

**\$1,990,000**

34243 County Highway 46  
Park Rapids MN 56470

Waterfront: Boot Lake (03003000)

(Active)

**Description:**

Rare find! Evergreen Bay Resort offers the rare combination of a large number of well maintained cottages, a great sand beach on a great lake, lots of room for expanding the business, plus its located in a thriving resort community.

The seasonal resort has 13 modern cabins and the current owner has invested extensively in new furnishings, docks, equipment, and lake toys. You may know this resort as Fun Ta Boot resort, but you will immediately appreciate all the improvements and maintenance the current owner has made.

The property has fiber optic WIFI and cable TV, but it also has fishing, boat rentals, hiking trails, family activities, a owners home/lodge, and volley ball all nestled in a 80 yr old Norway Pine Forest.

The resort has 66 acres and the high wooded ground makes expansion possible. They have also started expanding into the Adventure Camping business which you can expand and customize to meet your business goals.

The resort is located near Itasca State Park, just north of Park Rapids - great schools and a great community.

**Additional Details:**

Taxes (unreported)

Taxes with Assessments (unreported)

**Driving Directions:**



Listed By:  
Lake Country Resort Sales, Inc.

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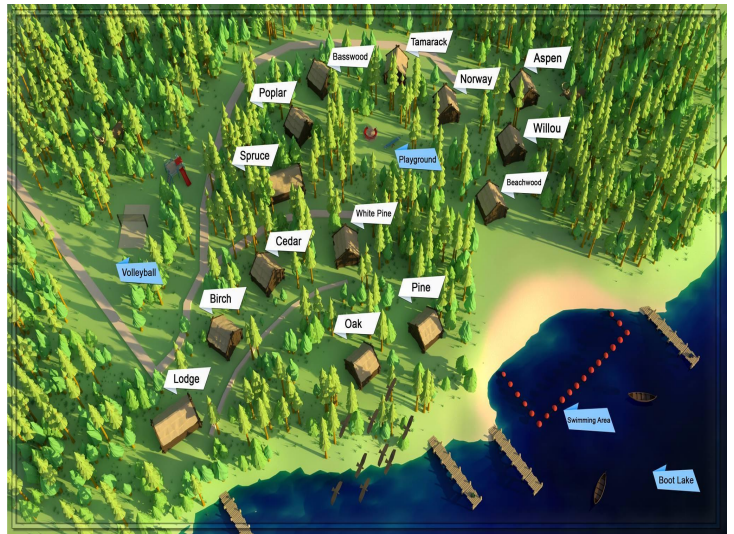
**218-237-3333**

**info@affinityrealestate.com**



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





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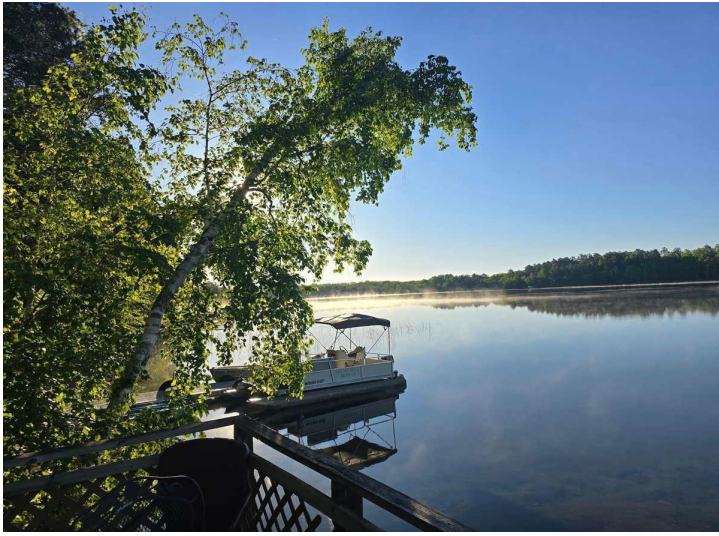


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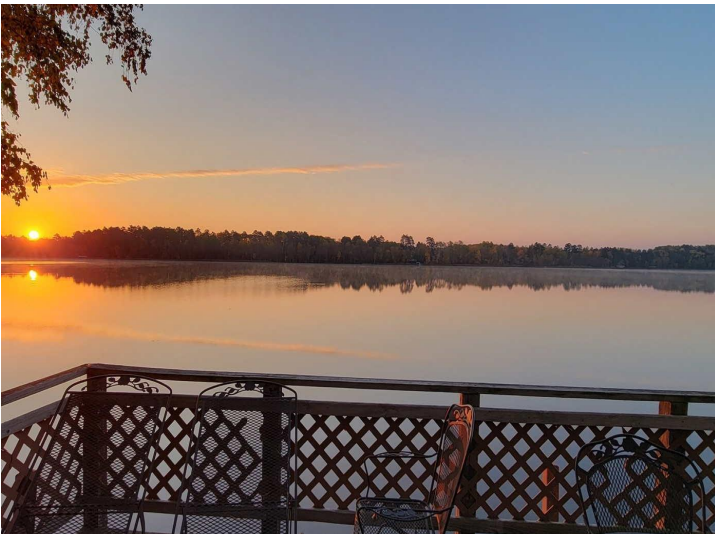


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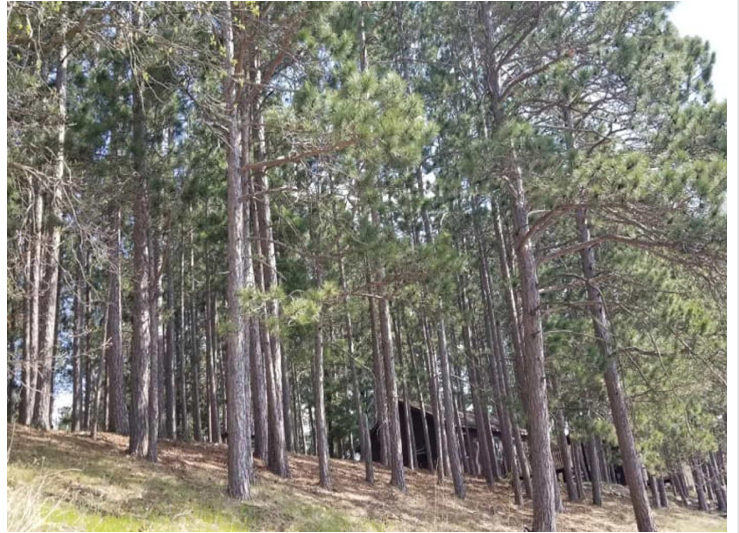


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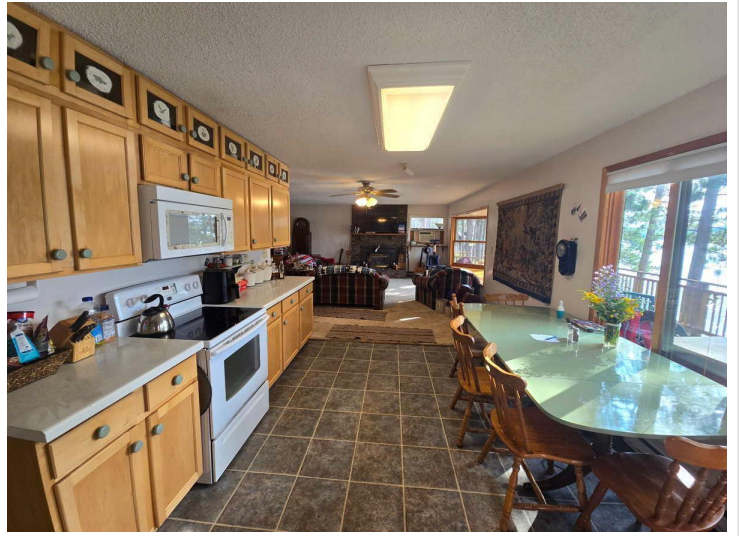


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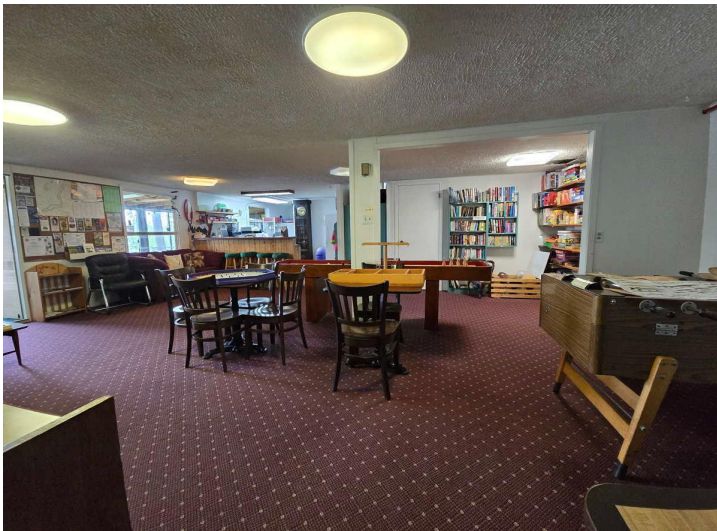


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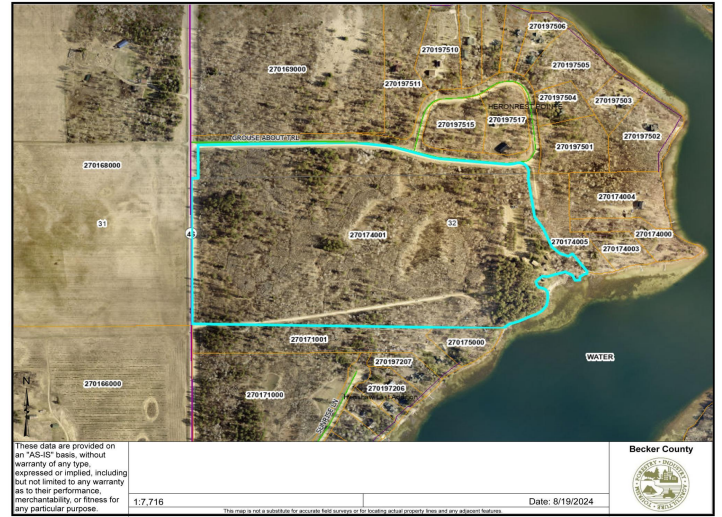


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