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FOR SALE

MOTEL

&

MOBILE HOME PARK

NAME: Lake George Pines Motel & Mobile Home Park

LOCATION: 37197 US Hwy 71, Lake George, MN 56458. Just 7 miles north of Itasca State Park

LAND AREA: 2.5 Acres

RENTAL UNITS: 5 Motel Units, 1- 2 bdr cabin, 1-1 bdr cabin and seven mobile homes

MOTEL UNITS: #1 sleeps 6, #2 has one twin bed, #3 sleeps 2, #4 sleeps 4, #5 sleeps 6

LIVING QUARTERS: Two bedroom, 1 bath home with 12' X 20' attached screen porch

ADDL BUILDING ON SITE: 40' X 60' Pole Building

REAL ESTATE TAXES: \$4,630

GROSS INCOME: Call for details

REASON FOR SELLING: Owners wish to retire and move.

ASKING PRICE: \$169,900

TERMS: Cash

COMMENTS: This is the closest private motel to Itasca State Park which draws over half a million visitors per year. This is an older motel but has been well maintained and very clean. Multiple income streams with motel, cabins, mobile home sites and propane sales. Price includes a two bedroom owner's home. Rent rates for motel units could be increased and mobile home occupancy could be increased. Presently closes for winter months but could easily be open year round. Growth potential with storage rentals, more internet presence and marketing.

**CALL GARY NORDSTROM TODAY FOR COMPLETE DETAILS
(218) 251-1786**

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