

## 42206 438th Lane

42206 438th Lane, Aitkin, Minnesota 56431 - Aitkin County



### Property Details

**Latitude/Longitude:** 46.6548, -93.7430

**Type of space:** Commercial

**Min Size:** 3,872 sqft

**Max Size:** 3,872 sqft

**Last Updated:** 6/12/2024

### Northspan Contact

**Company:** Northspan

**Contact Name:** Shaun Hainey

**Address:** 202 W Superior St, #600

**City:** Duluth

**State:** Minnesota

**Phone:** 218.481.7737

**Email:** [shainey@northspan.org](mailto:shainey@northspan.org)

**Website:** <https://www.northlandconnection.com>

NORTHSPAN

### Availability

**For Sale:** Yes

**Sale Price:** \$1,600,000.00

### Description

This well-cared for Lake Property has 1400ft of South Facing Shoreline and has 62 acres of land. This remarkable piece of land has been a RV Resort for 20 years. Currently there is 31 sites renting for \$2000 a year. There is an approved area for 35 more sites. There is also a fully functioning Restaurant on the property that has a license for strong beer and wine. Dont forget about the 4000 sq ft Main Home perfectly placed off the shores of Blind Lake, the 60x100 heated and insulated garage with concrete floor, the 24x40 garage, above ground pool and much more. The quiet setting on Blind Lake can give you peace and serenity. But only 1 mile away is about 500 miles of Exciting ATV Trails. In the winter snowmobiling, fishing and any adventure you can think of. Property is located 25 miles from Cuyuna Bike Trails and 25 miles from Mille Lacs Lake. This could be a great business opportunity or the potential for a Premier Private Lake Property.

### Building Details

**Available sf:** 3,872 sf

**Amenities:** Garage Spaces: 12Open Parking: 60Parking Description: Detached Garage, Insulated Garage, Heated Garage, Garage Door Opener, Driveway - Gravel, Driveway - Asphalt, RV Access/Parking, Electric, Guest Parking, Garage Dimensions - 60x100, Garage Sq Ft - 6000.Exterior: Metal, Steel SidingLot View: SouthLot Dimensions: 1564x1324x2090x1553Zoning: Business/CommercialAdditional Exterior/Lot Features: Land Inclusions - Building, Business, Business Assets, Fixture/Equipment, Inventory, Land, Liquor License

### Site Details

**Total Acres:** 62 acres

**Property Description:** Boat Facilities: Boat FacilitiesStandard Water Body: BlindDNR Lake ID: 01018800Water Front Features: Lake Front, Lake View, DockWater Frontage Length: 1,400 Ft.Lake Acres: 323Lake Depth: 17 Ft.Lake Bottom: Reeds, Sand, UndevelopedWaterfront Slope: Gradual

### Transportation

**Nearest Airport:** Grand Rapids/Itasca County Airport

**Distance to Airport:** 58 miles

**Port:** Yes

**Distance to Port:** 97.4 miles

**Nearest Interstate:** I 35

**Distance to Interstate:** 62.7 miles

**Nearest Highway:** Hwy

**Distance to Major Highway:** 169 miles

**Parking:** Yes

## Utilities

**Electric Service:** Yes

**Electric Service Provider:** Mille Lacs Electric Cooperative

**Sewer Service:** Yes

**Sewer Provider:** Private

**Water Service:** Yes

**Water Service Provider:** Private

## Contacts

**Company:** eXp Realty

**Name:** Joel Hartman

**City:** White Bear Lake