

## 151 Lake Avenue E

151 Lake Avenue E, Hill City, Minnesota 55748 - Aitkin County



### Property Details

**Latitude/Longitude:** 46.9923, -93.5981

**Type of space:** Commercial

**Min Size:** 1,340 sqft

**Max Size:** 1,340 sqft

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

### Availability

**For Sale:** Yes

**Sale Price:** \$134,900.00

### Description

LOCATION, LOCATION, LOCATION! Hill Lake Cafe - long standing restaurant in Hill City, located RIGHT on Hwy 169 and Lake Avenue! Hill City is one of the best multi-activity towns in MN. You can walk to Hill lake, city park/campground, and the guests at the local motel can walk right to the restaurant. Destination town for ATVs and snowmobiles - they will pull up right in front of the restaurant (they can ride on the streets of Hill City!). Because of their great food and customer service the restaurant has consistent repeat local/out of town clientele year round. Set up for a capacity of 65, there is a large kitchen for in house along with catering opportunities. Don't want to own a restaurant? Well, with the fantastic location that can't be missed by travelers on Hwy 169, this 4 city lot property would be fantastic for a multi-use setting or, for this price, remove the bldg and build specific to your needs - business office?, retail/consignment? opportunity is endless!!

From Aitkin, 36 Miles north on Hwy 169 to right on Lake Avenue. Property on the left. From Grand Rapids, 18 miles south on Hwy 169 take left on Lake Avenue, property on the left. Very visible on Hwy 169.

### Site Details

**Total Acres:** 0.08 acres

### Transportation

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

**Distance to Airport:** 16.9 miles

**Port:** Yes

**Distance to Port:** 79.0 miles

**Nearest Interstate:** I 35

**Distance to Interstate:** 70 miles

**Nearest Highway:** Hwy 2

**Distance to Major Highway:** 16.1 miles

### Utilities

**Electric Service Provider:** Lake Country Power

### Contacts

**Company:** Timber Ghost Realty LLC

**Name:** Jane Roth-Bristow

**Phone:** 651-329-0873