



Andy Weitnauer

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Castaways | 32360 215th Ln
Mobile Home Park | \$3,500,000 | Isle, MN



INVESTMENT HIGHLIGHTS

- 20 acres with 300' of lakeshore on Mille Lacs Lake
- Full restaurant/bar
- Private boat harbor, beach and boat landing

EXECUTIVE SUMMARY

100 unit RV and mobile home park with restaurant/bar and private harbor on Mille Lacs Lake. Seller financing available.

PROPERTY FACTS

Price	\$3,500,000	Lot Size	20.00 AC
Sale Type	Investment	Building Size	4,300 SF
Sale Conditions	Business Value Included	Average Occupancy	100%
Property Type	Multifamily	No. Stories	1
Property Subtype	Manufactured Housing/Mobile Home	Year Built/Renovated	1960/1984

SITE AMENITIES

- Waterfront
- Gameroom
- Dock

ABOUT 32360 215TH LN , ISLE, MN 56342

100 unit mobile home and RV park with restaurant/bar and private boat harbor. 20 acre property with 300' of lakeshore on Mille Lacs Lake. 70 sites with full hookups to sewer, water, and electricity and 30 sites with electricity only. Fish house storage sites also available. Full restaurant/bar. Fish house rentals in the winter.

4 lake trucks included for plowing roads and moving fish houses. Same owner for over 20 years, ready to hand the reins over to the next generation. Strong cashflow and financials available upon request to qualified buyers. Seller financing available.

PROPERTY TAXES

Parcel Numbers

16-1-061301

Land Assessment

\$687,200

Improvements Assessment

\$123,300

Total Assessment

\$810,500

ZONING

Zoning Code

Commercial (Mobile Home and RV Park, Restaurant/Bar, Resort)

MAP OF 32360 215TH LN ISLE, MN 56342



ADDITIONAL PHOTOS



Aerial Map



DSC07739-Edit



aerial 1



aerial 2



DSC07736-Edit



aerial 3



aerial 4



aerial 9



aerial 5



aerial 10



aerial 6



aerial 11



aerial 7



aerial 12



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DSC07697-Edit



DSC07732-Edit



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DSC07745-Edit



DSC07746-Edit



Lake Truck 3



Lake Truck 1



Lake Truck 4



Lake Truck 2

Listing ID: 26637453

Date Created: 9/15/2022

Last Updated: 1/6/2023

Address: 32360 215th Ln, Isle, MN

