

**SALE BROCHURE**

# Golf Shores Resort Condominiums

**400 QUADNA ROAD**

Hill City, MN 55748



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 **SVN | NORTHCO**

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LIST PRICE:</b>	\$4,895,000
<b>BUILDING SIZE:</b>	Approx 65,000 SF
<b>LAND SIZE:</b>	Approx 9.1 Acres
<b>TOTAL # OF UNITS/CONDOS:</b>	40 Owned (42 total at Resort) / 2 Sold
<b>ADDITIONALLY AVAILABLE DEVELOPMENT LAND:</b>	Approx 8 Acres
<b>LISTING WEBSITE:</b>	<a href="http://www.northco.com">www.northco.com</a>
<b>MARKET:</b>	Northern Minnesota
<b>RESORT WEBSITE</b>	<a href="http://golfshores.org">golfshores.org</a>

## PROPERTY OVERVIEW

SVN | Northco is pleased to present Golf Shores Resort Condominiums ("Property"), located in one of Minnesota's most popular destinations for outdoor enthusiasts. This unique lakeside condo complex offers resort-style amenities with a lake cabin vibe, stunning views, breathtaking sunsets, and direct access to hiking trails, ATV trails, fishing, and a golf course right next door. **Sale is for the bulk sale of the 40 remaining owned condo units at a fraction of the total value of individual units.** Airbnb friendly property providing the ability to earn rental revenue.

## PROPERTY HIGHLIGHTS

- Lakeside (Hill Lake) Condo Resort in popular vacation destination for outdoor enthusiasts in Hill City, MN
- 40 OWNED units (42 total units at the resort) - newly renovated and fully furnished units - bulk sale discount at approximately 40% off total resale value and these units are Airbnb friendly
- The Golf Shores Resort property is on 9.1 acres with 900+ feet of shoreline
- Additionally available at a separate negotiable price - 8 acres of adjacent land for future development with +/- 700 ft of lake frontage - preliminarily approved for cabins



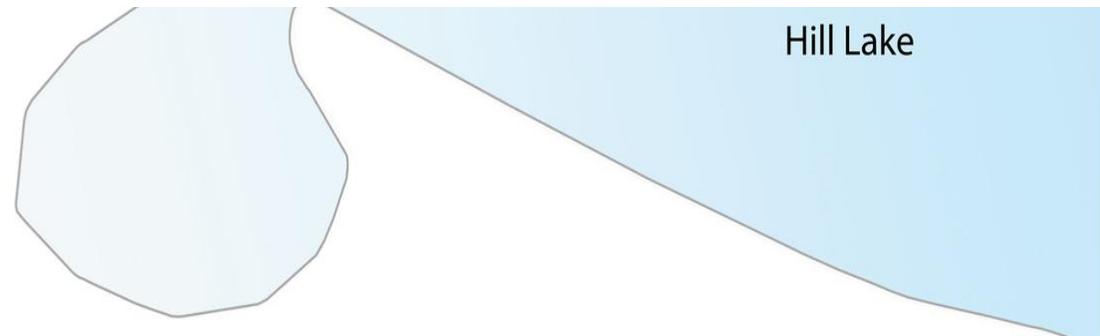
## SALE HIGHLIGHTS

- Lakefront condominium community located on scenic Hill Lake in Hill City, Minnesota, just 3 hours north of the Twin Cities and 15 minutes south of Grand Rapids
- 40 OWNED (42 total units at the Resort - 2 units sold in 2025) fully furnished condo units ranging from cozy studios to spacious 4-bedroom layouts
- Resort is HOA managed with on-site management and cleaning services
- An Airbnb friendly property providing the ability to earn rental revenue
- Individual unit sales with asking prices ranging from \$99,900 to \$459,900
- A total value of units if sold individually of \$7,770,000 - bulk sale discount at approximately 40% off
- Number of units currently rented as month-to-month or short term rentals [rent roll available upon request]
- Condos feature cabin-themed décor, modern appliances, and turnkey readiness, ideal for immediate occupancy or short-term rental use
- Each unit includes two parking spaces and access to all community amenities
- Resort-style amenities include lake access, private boat docks, neighboring golf course, sauna, hot tub, workout room, community room, movie theater, sand beach, playground, fire pit, and sand volleyball court
- Direct access to ATV and snowmobile trails with nearby fishing, boating, and outdoor recreation year-round
- Additional information including financials, rent roll, etc. can be found in the document vault on the listing website at [northco.com](http://northco.com)

## RESORT AERIAL



## RESORT FLOOR PLAN - LOWER LEVEL



# Golf Shores Condominiums

## Lower Level (1st floor)

### South Wing Units

#### Lower level

Unit #	Size	Price
180	268 sf	\$99,900
181/182	617 sf	\$189,900
183/184	616 sf	\$189,900
185/186	612 sf	\$189,900
187	429 sf	\$159,900



### South Wing Units

- Small Studio
- Large Studio w/Kitchen
- One Bedroom
- One Bedroom

### Central Core Units

#### Lower level

Unit #	Size	Price
150	1,111 sf	\$299,900
151	549 sf	\$169,900
152	546 sf	\$169,900
153	1,629 sf	\$169,900
154	1,134 sf	\$169,900
155	633 sf	\$169,900

### Central Core



### Central Core Units

- 1 Bedroom Unit
- 2 Bedroom Unit
- 1 Bedroom Unit

### Association Owned Rooms

- Resident Storage Spaces
- Resident Community Spaces

### North Wing

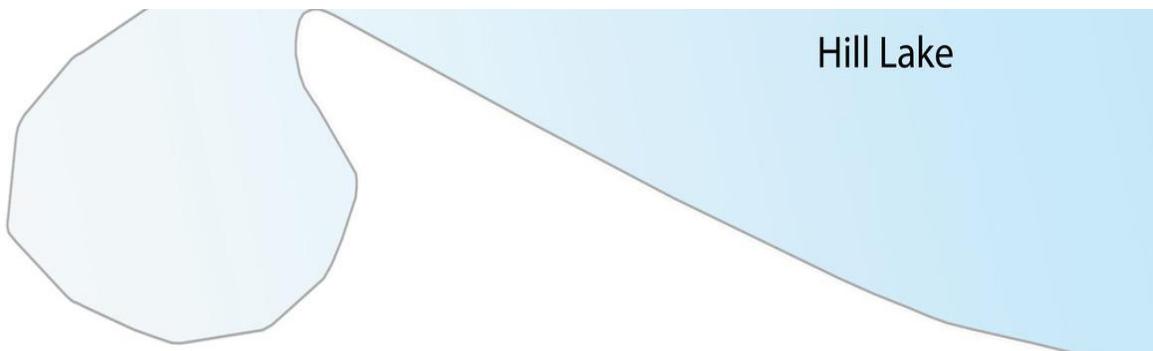


### North Wing units

- Small Studio
- Large Studio w/Kitchen
- One Bedroom
- One Bedroom



## RESORT FLOOR PLAN - LEVELS 2 & 3



# Golf Shores Condominiums

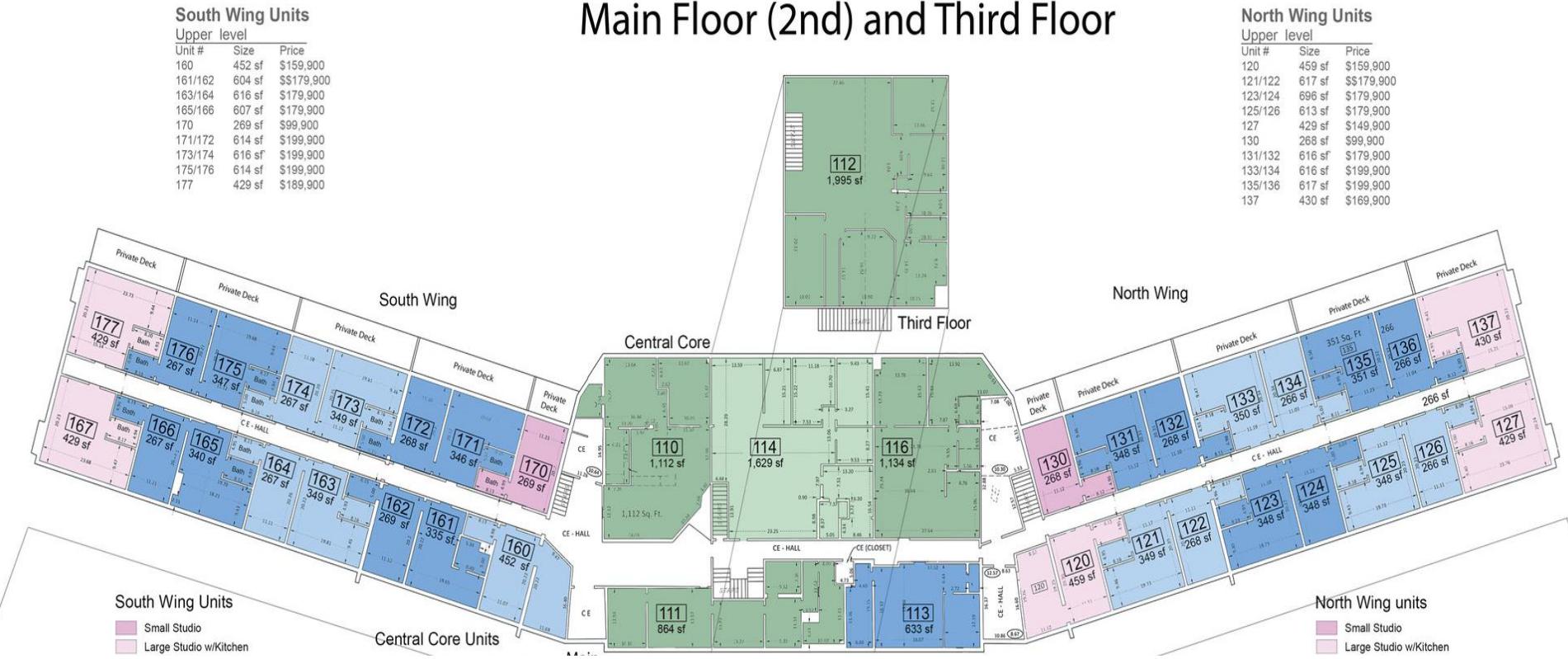
## Main Floor (2nd) and Third Floor

### South Wing Units

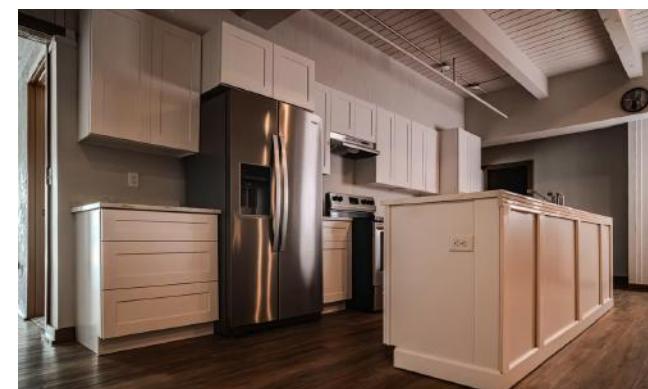
Upper level		
Unit #	Size	Price
160	452 sf	\$159,900
161/162	604 sf	\$179,900
163/164	616 sf	\$179,900
165/166	607 sf	\$179,900
170	269 sf	\$99,900
171/172	614 sf	\$199,900
173/174	616 sf	\$199,900
175/176	614 sf	\$199,900
177	429 sf	\$189,900

### North Wing Units

Upper level		
Unit #	Size	Price
120	459 sf	\$159,900
121/122	617 sf	\$179,900
123/124	696 sf	\$179,900
125/126	613 sf	\$179,900
127	429 sf	\$149,900
130	268 sf	\$99,900
131/132	616 sf	\$179,900
133/134	616 sf	\$199,900
135/136	617 sf	\$199,900
137	430 sf	\$169,900



## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS CONTINUED



## ADDITIONAL PHOTOS CONTINUED



## LOCATION OVERVIEW



### HILL CITY, MN

Discover the idyllic charm of Hill City, MN, a quaint town surrounded by stunning natural beauty. This rural up north destination is a picturesque area that has been a favorite of those planning MN family vacations, fishing trips, couple's getaways and family reunions for over 100 years. The distinguished fishing lakes, forest and trails provide the perfect backdrop for leisure and sports adventures. Hill City is a premier destination for outdoor enthusiasts, especially those who love ATV (All-Terrain Vehicle) riding. Nestled in the heart of Minnesota's beautiful Northwoods, Hill City boasts an extensive network of ATV trails designed for riders of all skill. Golf Shores Resort Condominiums are close enough to be convenient, but just far enough away to provide a real escape. You will find a truly unique Northwoods experience; filled with abundant outdoor adventures, scenic beauty, preserved heritage and vibrant arts and entertainment.

Golf Shores Resort Condominiums are situated on the shores of Hill Lake, a popular destination for fishing enthusiasts from around the world. This 2,500-acre lake offers some of the best fishing opportunities in the region, with abundant populations of walleye, northern pike, bass, and crappie. Golf Shores Resort Condominiums are just a short drive from Hill City's beloved attractions, including McCarthy Beach State Park, Hill Annex Mine State Park, and the Chippewa National Forest, just 35 miles from Grand Rapids, MN and roughly 70 miles from both Brainerd, MN and the Duluth International Airport.

Proximity to larger Cities:

15 miles to Grand Rapids, MN

75 miles to Duluth, MN

125 miles to St Cloud, MN

160 miles to Minneapolis / St Paul, MN

Airports in close proximity include:

Hill City-Quadna Mountain Airport (07Y) - local - for general aviation

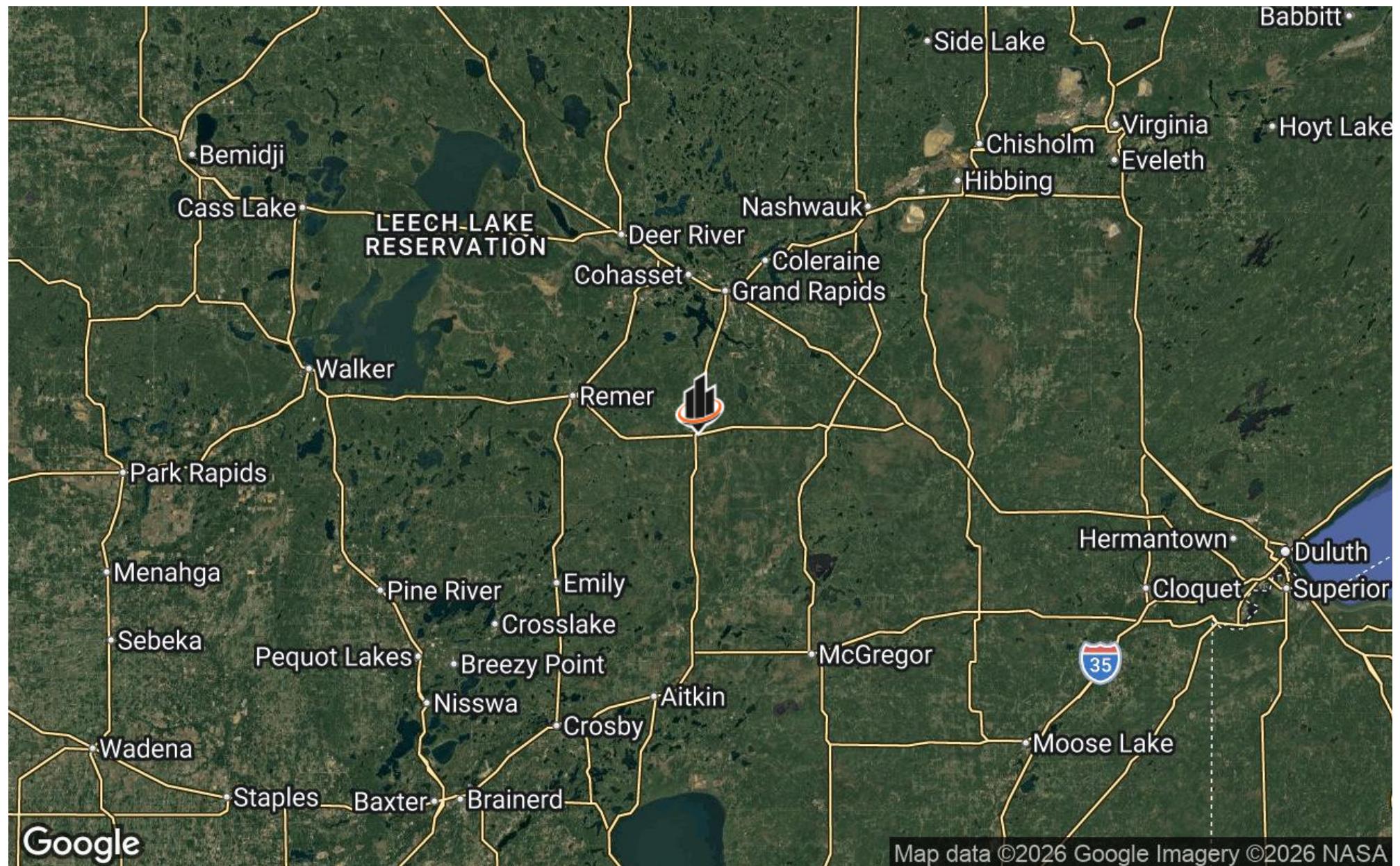
Range Regional Airport (HIB) - 40 miles - for commercial flights

Duluth International Airport (DLH) - 80 miles - for commercial flights

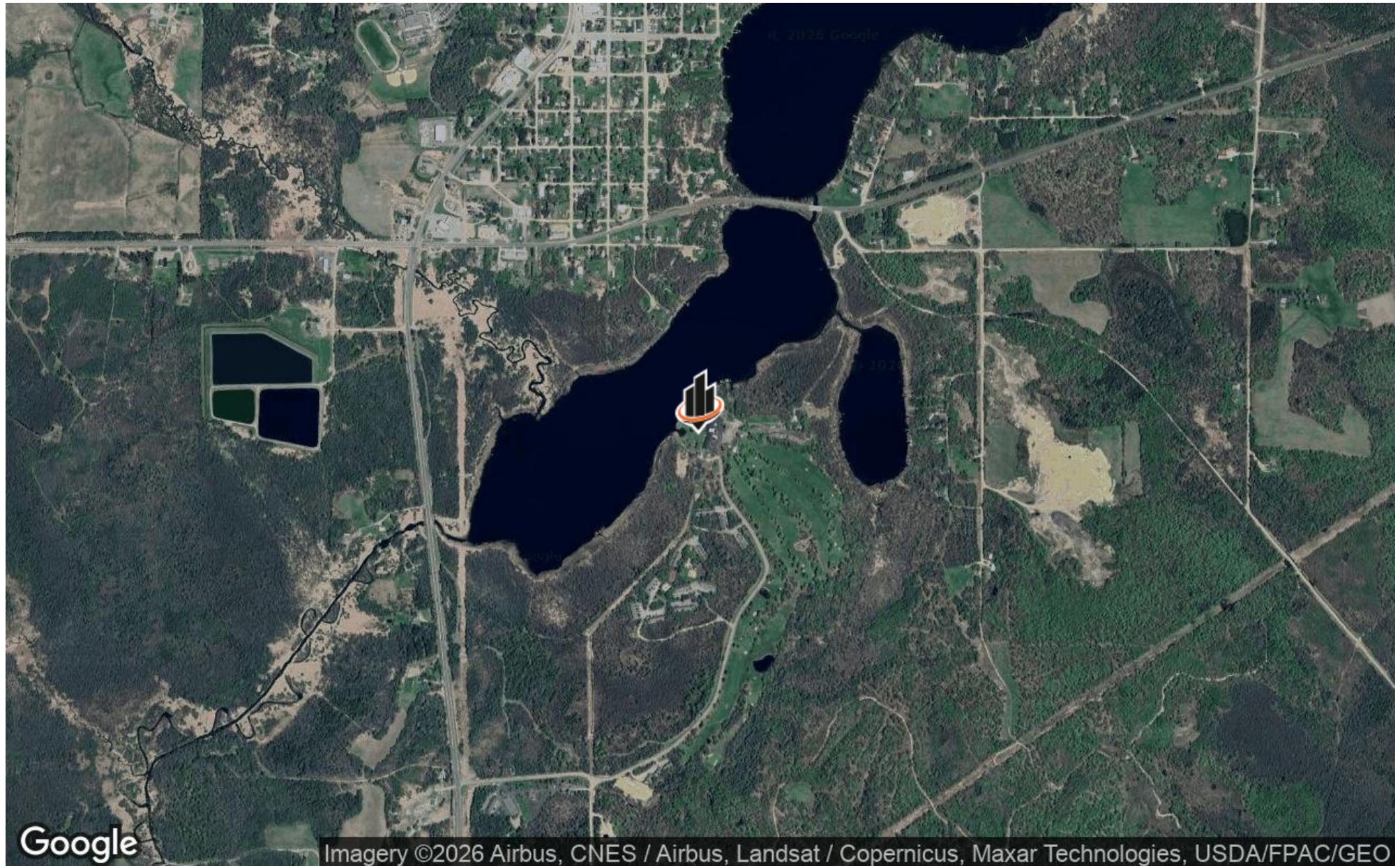
## REGIONAL MAP



## LOCATION MAP



## AERIAL MAP



Google

## PARCELS MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	60 MILES	120 MILES	240 MILES
<b>TOTAL POPULATION</b>	237,426	1,401,779	6,837,057
<b>AVERAGE AGE</b>	45	42	41
<b>AVERAGE AGE (MALE)</b>	45	41	40
<b>AVERAGE AGE (FEMALE)</b>	46	43	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>60 MILES</b>	<b>120 MILES</b>	<b>240 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	102,695	565,013	2,732,481
<b># OF PERSONS PER HH</b>	2.3	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$89,307	\$99,187	\$113,960
<b>AVERAGE HOUSE VALUE</b>	\$290,515	\$311,293	\$360,132

Demographics data derived from AlphaMap

