

SALE BROCHURE

Hall Lake Cabins

2410 ALBION AVE

Fairmont, MN 56031

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$595,000
CAP RATE (SDE):	11.47%
UNITS / SLEEPS:	11 / 41
LOT SIZE:	1,574 Acres
LISTING WEBSITE:	northco.com
PROPERTY WEBSITE:	halllakecabins.com
APN:	232270030

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the listing of Hall Lake Cabins, a lakeside resort destination located in Fairmont, Minnesota (“Property”). Situated directly on Hall Lake within Fairmont’s Chain of Lakes, the Property features 11 cabins comprised of six year-round cabins and five seasonal cabins, offering guests an authentic “lake life” experience supported by strong seasonal recreation demand. Cabins are equipped with towels and linens, an in-unit stove, refrigerator, cooking supplies, cable television, and air conditioning, while on-site amenities include firepits, grills, a playground, a fishing dock, and four rental pontoons that support fishing, boating, swimming, and pet-friendly stays. Hall Lake Cabins represents a compelling opportunity to acquire a well-amenitized cabin resort in a proven Southern Minnesota leisure market.

PROPERTY HIGHLIGHTS

- Well-located lakeside cabin resort situated on Hall Lake within Fairmont’s Chain of Lakes in Southern Minnesota, offered at an 11.47% cap rate
- 11-cabin resort situated on 1,574 acres, comprised of six year-round cabins and five seasonal cabins, offering a flexible lodging mix for both peak-season and extended-stay demand



PROPERTY HIGHLIGHTS CONTINUED

- Cabins range from 221 sq ft up to 800 sq ft, accommodating a variety of guests and party sizes, sleeps up to 41 guests
- Cabins equipped with essential guest amenities, including towels and linens, in-unit stove, refrigerator, and cooking supplies, cable television, and air conditioning
- On-site amenities include firepits, grills, a playground, and a fishing dock that support family-friendly stays and repeat visitation
- Four on-site rental pontoons provide an additional guest draw and revenue driver, complementing core lodging income
- Many capital improvements have been made since the current owners purchased the resort in 2018
- Well-positioned property with the ability to capture seasonal demand for fishing, boating, swimming, and pet-friendly recreational travel
- Convenient Fairmont location provides guests immediate access to everyday services, dining, and retail amenities while maintaining a true waterfront getaway setting
- Located in a recognized lake community destination that attracts regional visitors throughout the year, supported by outdoor recreation and small-town appeal
- Positioned within the broader Fairmont Chain of Lakes system, offering guests a strong “lake-to-lake” recreation appeal and a highly marketable outdoor lifestyle experience
- Strong seasonal occupancy profile with an established base of repeat guests year after year, providing stable cash flow with additional upside through revenue optimization and expanded marketing reach
- Cabins are rented out for seasonal/summer rates from about May 1 - Sept 30, with year-round cabins renting by the month from Oct - April
- Municipal water and sewer

PROPERTY HIGHLIGHTS CONTINUED

- Classic Minnesota cabin resort experience appealing to families, anglers, boaters, and repeat regional travelers seeking an affordable lakeside getaway
- Exclusive pontoon rental offering with no direct local competition, creating a differentiated guest amenity and unique revenue stream within the immediate market
- Over 250' of aluminum dock frontage with four dedicated pontoon slips, supporting efficient operations and longer-term equipment preservation
- Two additional open boat slips offering added convenience for guests bringing their own watercraft or potential incremental income through seasonal slip rentals
- Approximately 680 feet of shoreline frontage on Hall Lake, offering significant waterfront presence, enhanced guest appeal, and long-term real estate value
- Additional development opportunities include the grassy area on the north end of the property, offering potential for future expansion with possibly tent or RV sites, added amenities, or other revenue-enhancing improvements
- Located in Martin County, Minnesota, serving as a regional draw for Southern Minnesota and Northern Iowa lake visitors



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



LOCATION OVERVIEW



FAIRMONT, MN - MARTIN COUNTY

The Property is located in Fairmont, Minnesota, situated directly on Hall Lake within Fairmont's renowned Chain of Lakes in southern Minnesota. Fairmont is frequently recognized as a regional lake destination, offering a unique waterfront setting that combines small-town charm with a strong recreation-based tourism draw. Positioned just off Interstate 90, the city provides convenient access for guests traveling from across Minnesota and Northern Iowa while maintaining a relaxed lakeside atmosphere.

Fairmont's Chain of Lakes is a defining feature of the community and includes George Lake, Sisseton Lake, Budd Lake, Hall Lake, and Amber Lake, with multiple lakes connected by channels that allow boating access from one lake to another. This interconnected system supports year-round demand for fishing, boating, swimming, and lakeside recreation, making Fairmont a consistent destination for families, outdoor enthusiasts, and seasonal travelers.

Hall Lake Cabins benefits from its direct waterfront access and its positioning within the broader "lake life" experience that Fairmont is known for. In addition to its strong recreation appeal, Fairmont serves as a regional hub in southern Minnesota with convenient access via Interstate 90 and a stable base of local services, restaurants, and retail amenities. The city offers a walkable downtown, community events, and year-round attractions that complement its seasonal lake demand, helping draw both leisure travelers and visitors seeking a relaxed small-town destination.

Distances from larger cities:

Mankato, MN - 75 miles north of Fairmont

Rochester, MN - 120 miles East of Fairmont

Sioux Falls, SD - 130 miles west of Fairmont

Minneapolis-Saint Paul, MN - 140 miles north of Fairmont

Des Moines, IA - 160 miles south of Fairmont

Nearby airports include Fairmont Municipal Airport (4 miles) and Mankato Regional Airport (65 miles). The nearest international airport is Rochester International Airport, located approximately 115 miles northeast.

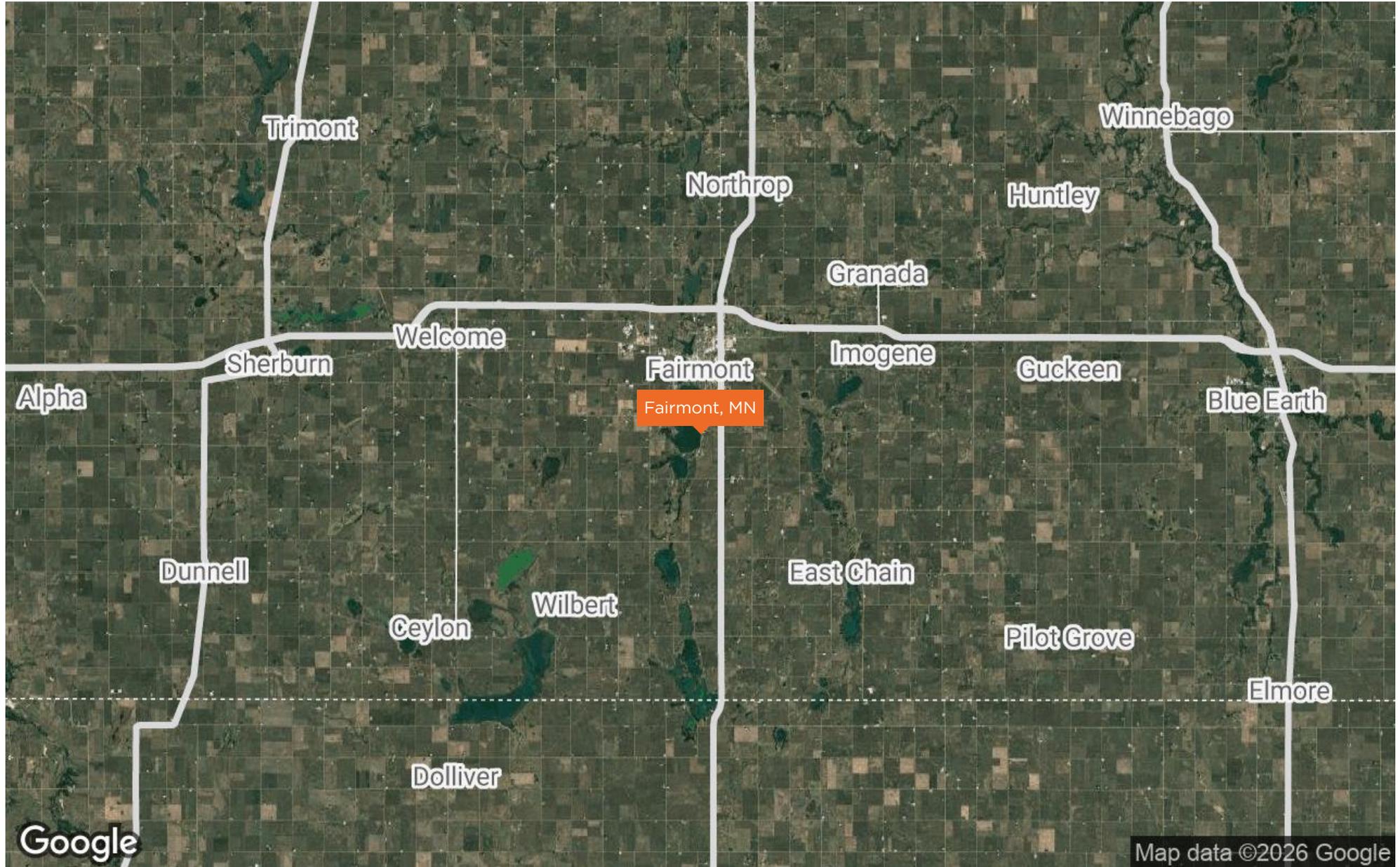
AREA ACTIVITIES

FAIRMONT, MN

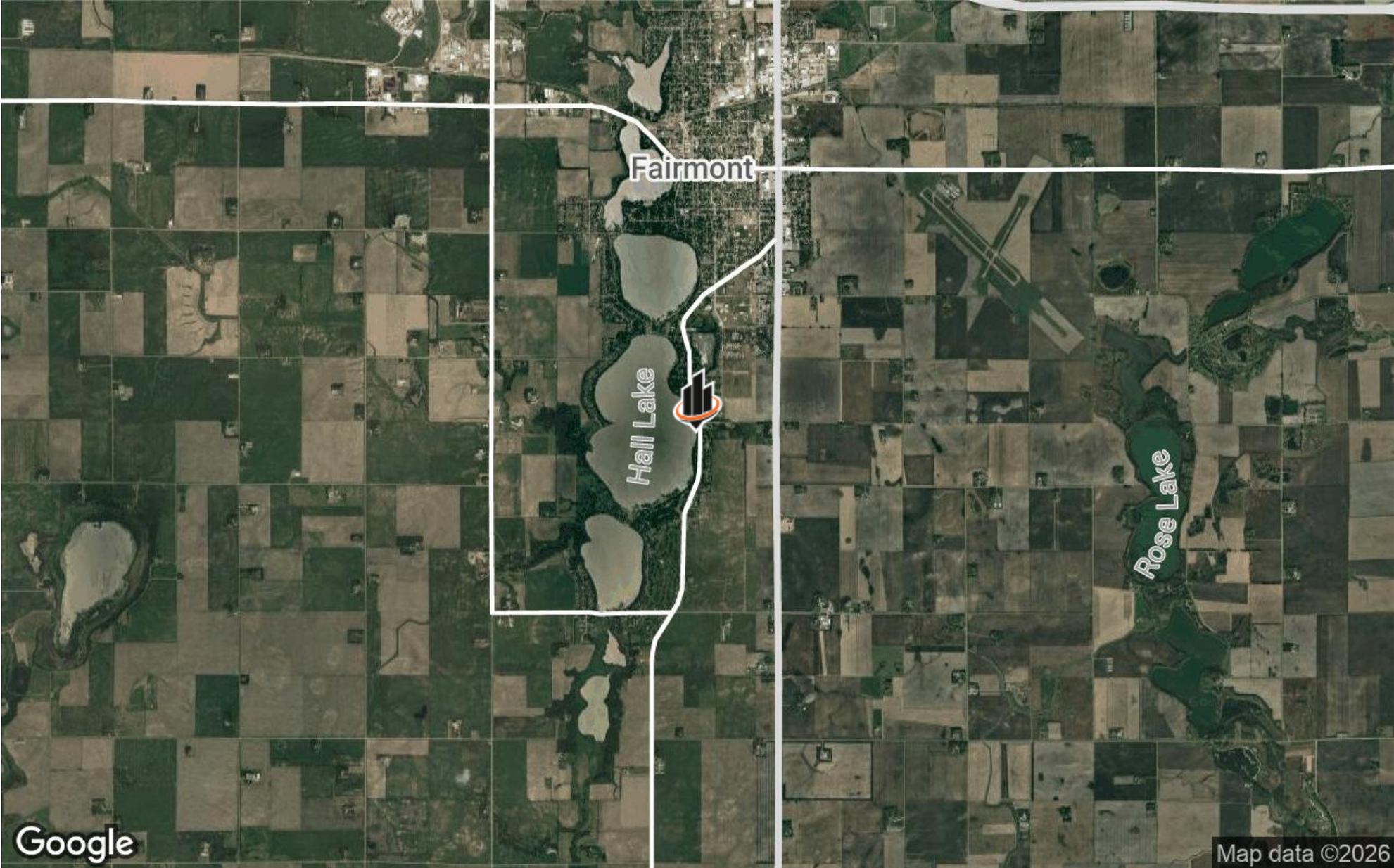
- Nestled in the heart of Southern Minnesota, Fairmont boasts picturesque landscapes, a vibrant community spirit, and a rich history that seamlessly blends with modern charm. Fairmont offers a wide variety of year-round activities, attractions, and events for visitors of all ages.
- **Chain of Lakes:** Fairmont's Chain of Lakes is a natural jewel that adds immeasurable beauty and significance to the region. Comprising of Hall, Budd, Amber, George, and Sisseton Lakes, this interconnected chain offers a picturesque landscape that has become integral to the town's identity. Fairmont is a paradise for boating, fishing, paddleboarding, and swimming.
- **Parks, Biking & Hiking Trails:** Fairmont parks are a testament to their commitment to providing green spaces for recreation and community gatherings. Cedar Creek Park is home to a new 1.8- mile paved trail, over 3 miles of mowed nature trails, and three 18-hole disc golf courses. Local hiking trails wind through lush parks, picturesque neighborhoods, and alongside the Chain of Lakes.
- **Golf Courses:** The Fairmont area boasts a trio of exceptional golf courses, each offering beautiful scenery and challenging layouts. The region is a well-known golf destination with options for all skill levels.
- **Shopping & Dining:** Fairmont's quaint downtown features unique boutiques, gift shops, and specialty stores alongside locally owned cafes, bakeries, and restaurants. Whether you're seeking a new outfit or the perfect floral arrangement, Fairmont's boutiques invite you to explore the charm of local shopping.
- **Winter Recreation:** In colder months, Fairmont transforms the landscape into a snowy wonderland, inviting residents and visitors to partake in activities like ice fishing, cross-country skiing, and snowmobiling.
- **Events & Festivals:** Annual celebrations such as the Fairmont Glows Parade, the Fairmont Triathlon, and the Martin County Fair bring live music, parades, craft vendors, and family-friendly entertainment to the community throughout the year.



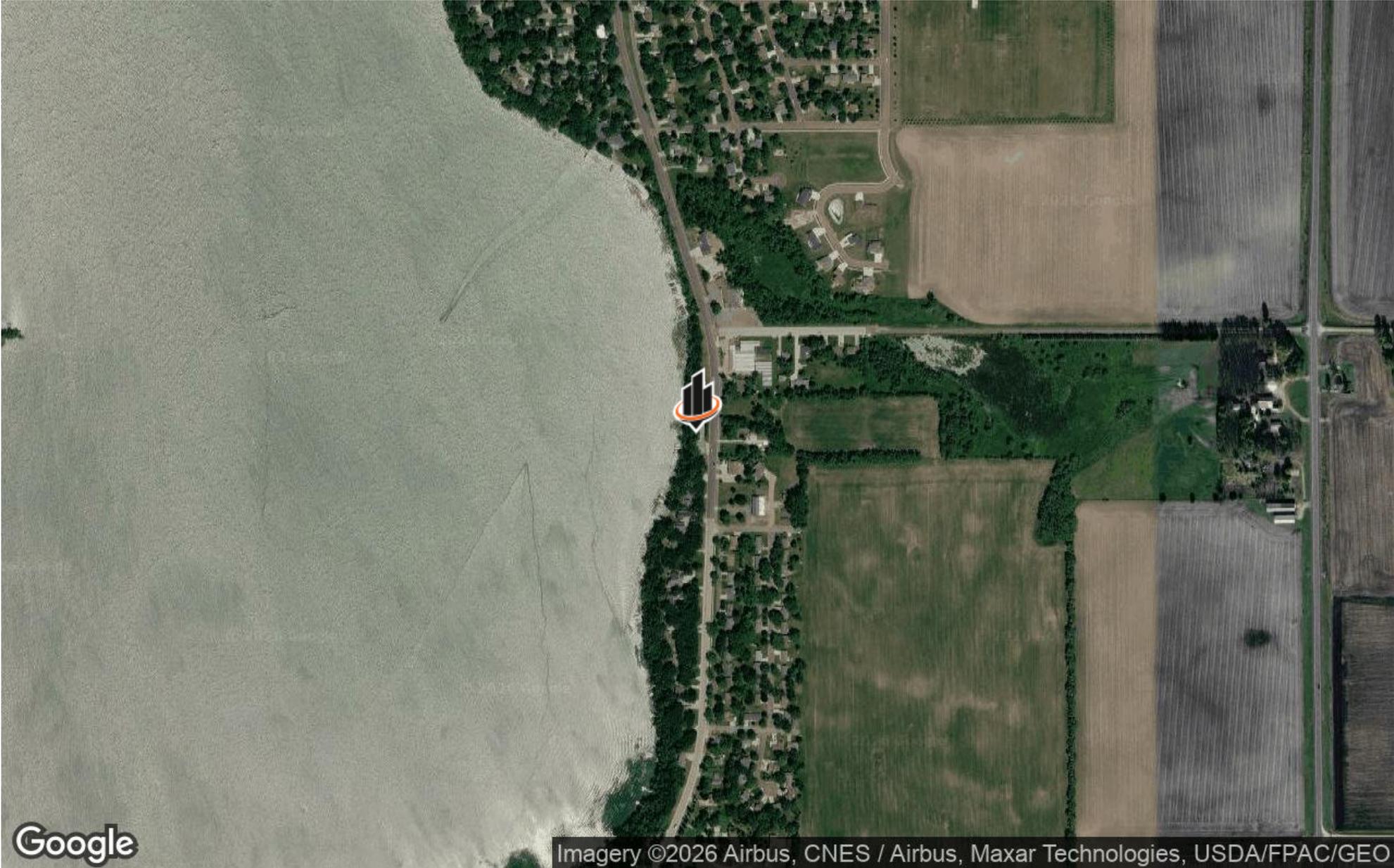
REGIONAL MAP



LOCATION MAP



AERIAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	371,590	3,102,930	12,189,036
AVERAGE AGE	42	41	40
AVERAGE AGE (MALE)	41	40	39
AVERAGE AGE (FEMALE)	43	41	41

HOUSEHOLDS & INCOME 60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	153,131	1,220,217	4,848,595
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$94,205	\$124,959	\$108,144
AVERAGE HOUSE VALUE	\$241,585	\$375,843	\$323,122

Demographics data derived from AlphaMap

