



Voyager's National Park & Lake Kabetogama



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Overview

Coldwell Banker has been engaged to exclusively market *The Pine Aire Resort*; nestled on Lake Kabetogama, with direct access to Voyageurs National Park. This remarkable property boasts 21 fully furnished cabins, 34 RV sites, 30 docks, and a fleet of 11 boats, ensuring guests enjoy a comfortable and memorable stay. Spanning over 20 acres with 1,000 feet of shoreline, The Pine Aire Resort offers not only a lucrative turn-key business but also immense potential for expansion. With ample undeveloped land, opportunities abound to enhance services, add accommodations, and optimize the main lodge, making it an enticing prospect for investors and visionary entrepreneurs in the hospitality industry.

Whether you're seeking a profitable venture or aiming to leave a mark in hospitality, The Pine Aire Resort offers an unparalleled opportunity to own a premier destination in one of nature's most captivating settings. Don't miss out on the chance to become part of this extraordinary legacy.



Executive Summary

Total Asking Price: **\$3,000,000**

Capitalization Rate: **10.21%** (owner-operator)

Business / Assets / Goodwill: **\$900,000**

Real Estate: **\$2,100,000**

Total Size: 21.21 acres

21 fully furnished cabins 34 RV sites

Park up to 42 boats at 30 docks



Income Generators

Cabin Rentals

RV Site Rentals

Watercraft Rentals

Boat Storage

Sales of alcohol, food, and miscellaneous items
(clothing and bait)

*Financial Statements and other information
available with a signed NDA





Typical Resort Cabin

The Loon

3 bedrooms

2 bathrooms

1 Queen Bed

4 Twin Beds

1 Queen Sofa Sleeper

The Walleye

3 bedrooms 1 bathroom

3 Full Beds & 3 Twin Beds



Typical Resort Cabin

The Beaver Lodge

4 bedrooms 2 bathrooms

1 Queen Bed

3 Double Beds

7 Twin Beds

1 Double Sofa Sleeper



Typical Resort Cabin

The Otter

2 bedrooms 1
bathroom

1 Queen Bed
2 Twin Beds
1 Queen Sofa Sleeper



View from The Living Room

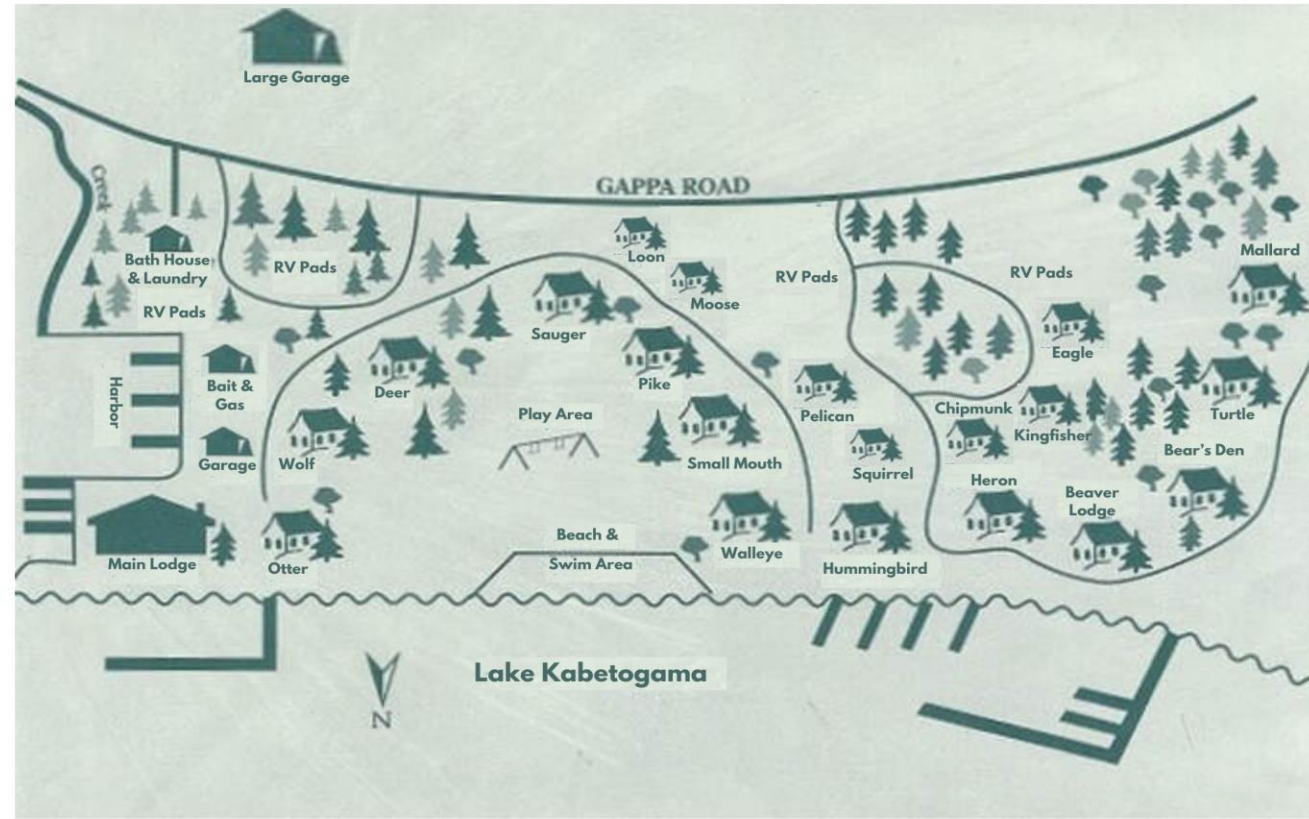


**With over 30 dedicated docks,
there's plenty of spaces to park
boats on this resort**

The lodge presents an opportunity to enhance revenue through improved utilization



The resort owns a fleet of 11 boats and houses them in the 3,600 square foot on-site. The garage sits on ~9.7 acres of undeveloped land offering to potential to build more cabins and/or RV sites



The resort owns 34 RV spaces (33 seasonal, 1 temporary) and accompanying RV decks. Each site has electric, water, and sewer hook-ups. Amenities offered to visitors include a laundry room and shower facilities.



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Financial statements, leases, and a copy of the rent roll is available after signing a non-disclosure agreement.

For more information or to schedule a private tour please contact me.



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*All information deemed accurate but not guaranteed, potential buyers and their counsel are responsible for doing their own due diligence.