

SALE BROCHURE

Good Ol' Days Resort

26050 OAK LN

Nisswa, MN 56468

PRESENTED BY:

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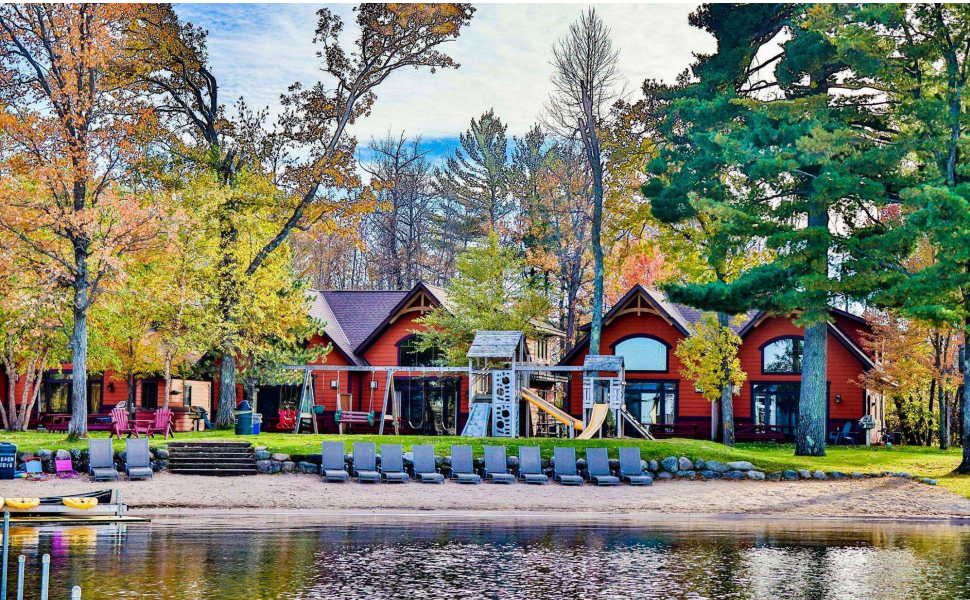
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PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL SALE PRICE:	\$6,095,000
RESORT SALE PRICE:	10% Cap Rate at \$5,215,000
4 DEVELOPMENT LOTS:	\$880,000
RENTAL UNITS:	14 Cottages & 1 Home 8 Lodge Rooms Sleeps: 139
LOT SIZE:	4.52 Acres
LISTING WEBSITE:	www.northco.com
RESORT WEBSITE:	www.goodolddaysresort.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present the sale of Good Ol’ Days Resort (“Property”), a premier lakeside resort destination located in the heart of Nisswa, Minnesota. This exceptional property offers a collection of updated guest cottages and a lodge just steps from the shoreline. The resort’s accommodations provide spacious layouts, private outdoor spaces, and captivating lake views year-round. Guests enjoy a wide range of resort-style amenities including multiple sandy beaches, a variety of watercraft, outdoor recreation areas, and direct access to scenic walking and biking paths leading to downtown Nisswa in the popular vacation destination of the Brainerd Lakes Area of Minnesota. The property also benefits from strong year-round appeal, drawing visitors for both summer lake activities and winter escapes. With a proven track record of guest satisfaction, expansion potential, and a location in one of Minnesota’s most sought-after lake communities, Good Ol’ Days Resort represents a rare opportunity to own a high-performing hospitality asset in an unbeatable setting.

SALE HIGHLIGHTS



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- Popular year-round lakeside resort located in one of the top vacation destinations in Minnesota, the Brainerd Lakes Area, offered at a 10% cap rate
- The lodge, which has 6,110 SF on the main level and 4,113 SF on the upper level, features guest rooms with kitchenettes, a store, meeting room, screened porch, breakfast counter, guest and resort laundry facilities, three garages and 3-bedroom manager's quarters that also could be an additional rental unit
- Collection of 14 modern guest cottages and 8 lodge rooms, offering spacious layouts and lake views. An additional rental unit is the former residence of the previous owner, the Benedict House, just feet from the lake
- Of the 14 cottages, 6 are privately owned and included in the resort's rental pool at a 50/50 revenue split with monthly HOA dues
- Accommodations include 2 and 3-bedroom cottages with full kitchens, vaulted great rooms, fireplaces, and patios facing the lake. They can also be rented in combination for a 5-bedroom unit option
- Cottages 1-10: the 2-bedroom units are 1,154 SF each and the 3-bedroom units are 1,194 SF each
- Cottages 11-14 are three-bedroom units of 1,540 SF each
- The resort has 1,100 feet of frontage on Lower Cullen Lake
- Resort amenities feature sandy beaches, boat docks, a swimming area, playgrounds, volleyball and basketball courts, walking paths, and complimentary watercraft and bicycles
- Direct access to adjacent bike path, the Paul Bunyan Trail, leading to downtown Nisswa's shops, dining, and seasonal events
- Located on Lower Cullen Lake, a 560-acre lake with access to Middle Cullen Lake
- Large fishing pier and two multi-dock systems
- Boat and pontoon rentals available, along with complimentary canoes, kayaks, and water toys for guest use
- Strong year-round appeal, attracting guests for both summer recreation and winter getaways in one of Minnesota's most desirable lake destinations



SALE HIGHLIGHTS CONTINUED

- Clean, well maintained grounds with vibrant landscaping that is inviting for all guests
- Repeat clientele with excellent online reviews and high ratings
- The resort is the perfect place for family fun, couples retreats, weekend getaways or any other trip under the sun
- A variety of packages and specials are offered throughout the year
- The resort is served by city sewer, private wells, natural gas from Xcel Energy, electrical service from Minnesota Power and internet from CTC
- Recent capital improvements include the installation of new carpeting in all lodge rooms and the manager's unit in 2023, at a total cost of approximately \$14,000
- Expansion potential with four additional platted cottage lots, offering opportunity for future revenue growth. These lots are offered at an additional sale price to the price of the resort property and business with lots 15 & 16 at \$200,000 each and lots 17 & 18 at \$240,000 each. Further detail can be found in the detailed offering memorandum
- Located in Crow Wing County, MN
- Additional information including detailed offering memorandum, financials, etc. can be found in the document vault on the listing website at northco.com

RESORT MAP



ADDITIONAL PHOTOS





LOCATION OVERVIEW



NISSWA, MN

The Property is located in Nisswa, Minnesota, on Lower Cullen Lake, in one of the most popular resort areas in the Midwest, the Brainerd Lakes resort area. Located in Central Minnesota, the Brainerd Lakes Area offers small-town charm that is nestled between some of the Midwest's best lakes. The Property is located roughly 18 miles from downtown Brainerd, 12 miles from downtown Pequot Lakes, 11 miles from Breezy Point, and it is less than a 2.5-hour drive from Minneapolis. Minnesota Highway 371 serves as a main route in the city. Other routes include County Roads 13, 18, 77, and 115.

Nisswa is well known as a tourist destination due to its many unique stores, including Stonehouse Coffee, a coffee shop and cafe that roasts beans in the store, as well as Adirondack Coffee, the first gourmet coffee shop in central Minnesota, an ice cream parlor and candy shop, The Chocolate Ox, and Zaiser's shoe store. The Paul Bunyan State Trail runs through Nisswa.

Lower Cullen Lake features excellent fishing, and guests of the resort are offered a plethora of recreational activities to partake in on the lake. It is one of the most secluded lakes in the Brainerd Lakes Area. Lower Cullen is the largest of the three lakes on the Cullen Lake Chain, with 560 acres of crystal clear water. There is channel access by fishing boat or canoe to Middle and Upper Cullen Lakes. The stream to the Gull Lake Chain begins on the grounds and can be explored by canoe and kayak. Lower Cullen has an excellent selection of game fish. It contains great fish-holding structures, including two sunken islands. We provide pontoon rental, motor rentals, a swim raft for sunning and fun, and a central dock system for fishing and convenient boat mooring.

Nearby airports include the Brainerd Lakes Regional Airport that is 21 miles away, Duluth International Airport 120 miles away, Minneapolis-Saint Paul International Airport 151 miles away and Hector International Airport in Fargo 155 miles away.

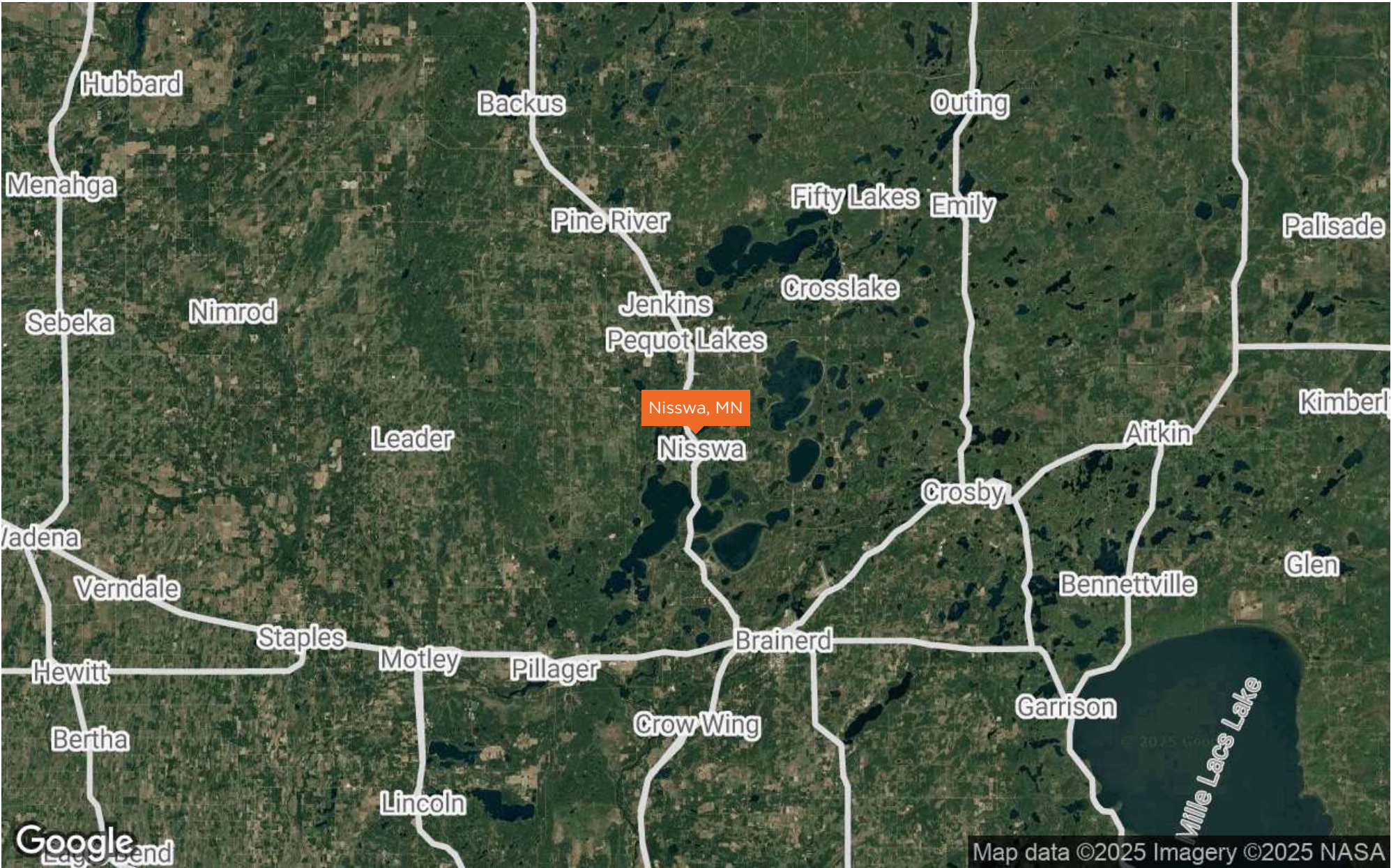
AREA ACTIVITIES

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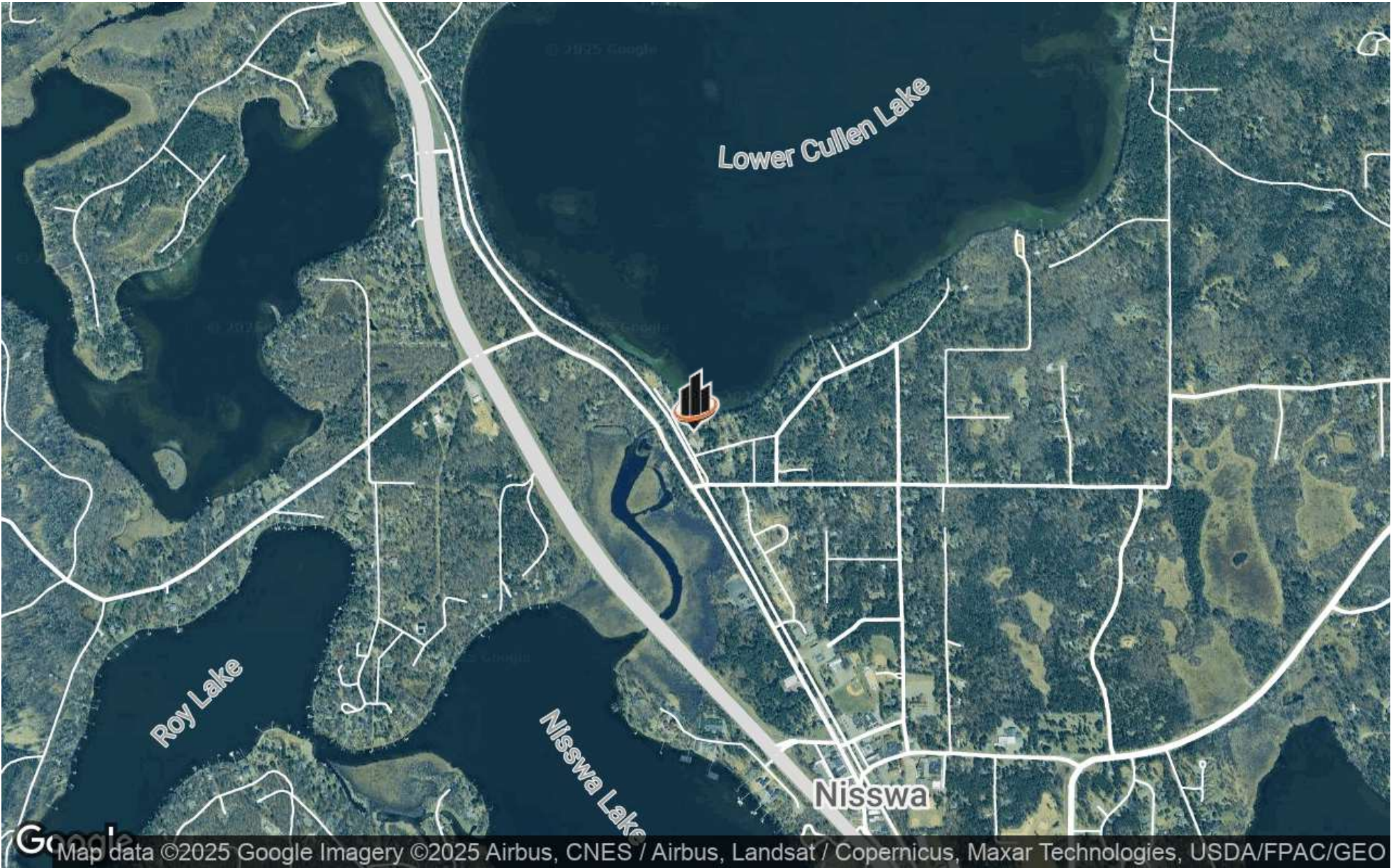
- Nisswa, Minnesota offers a wide variety of year-round activities, attractions, and events for visitors of all ages. Located in the heart of the Brainerd Lakes Area, Nisswa combines small-town charm with abundant opportunities for outdoor adventure and relaxation.
- **Lakes & Water Activities:** Surrounded by the sparkling waters of the Gull Lake Chain and numerous smaller lakes, Nisswa is a paradise for boating, fishing, paddleboarding, and swimming.
- **Biking & Hiking Trails:** The Paul Bunyan State Trail, one of Minnesota's longest paved trails, runs directly through Nisswa, offering scenic routes for biking, walking, and rollerblading. Local hiking trails showcase lush forests, peaceful wetlands, and wildlife viewing opportunities.
- **Golf Courses:** Golfers can enjoy a variety of championship courses in the Brainerd Lakes Area, each offering beautiful Northwoods scenery and challenging layouts. The region is a well-known golf destination with options for all skill levels.
- **Shopping & Dining:** Nisswa's quaint downtown features unique boutiques, gift shops, and specialty stores alongside locally owned cafes, bakeries, and restaurants. Seasonal events like Turtle Races and the Nisswa Jubilee add to the vibrant community feel.
- **Winter Recreation:** In colder months, Nisswa transforms into a winter playground with snowmobiling on groomed trails, cross-country skiing, snowshoeing, and nearby downhill skiing and snowboarding. Ice fishing houses dot the frozen lakes, creating a truly Minnesota experience.
- **Events & Festivals:** Annual celebrations such as the Nisswa Winter Jubilee, Freedom Days, and Fall Festival bring live music, parades, craft vendors, and family-friendly entertainment to the community throughout the year.
- **Local Breweries & Wineries:** The Brainerd Lakes Area is home to several craft breweries and wineries, perfect for sampling locally inspired beverages after a day of exploring.



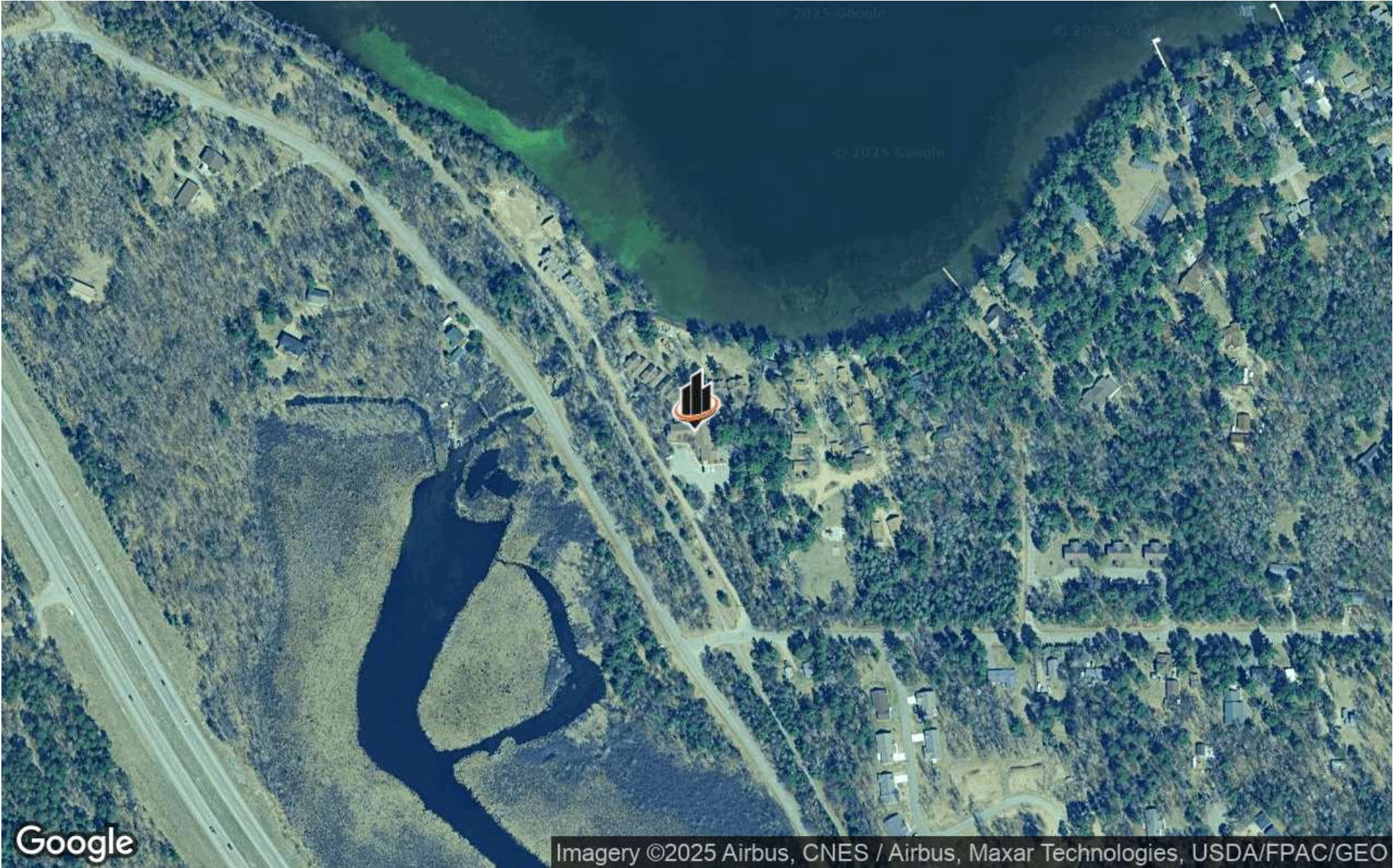
REGIONAL MAP



LOCATION MAP



AERIAL MAP



PARCEL MAPS



DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES120 MILES240 MILES

TOTAL POPULATION	358,238	3,638,295	7,569,505
AVERAGE AGE	43	40	41
AVERAGE AGE (MALE)	43	39	40
AVERAGE AGE (FEMALE)	44	41	41

HOUSEHOLDS & INCOME

60 MILES120 MILES240 MILES

TOTAL HOUSEHOLDS	146,646	1,440,521	3,029,995
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$92,126	\$112,033	\$112,717
AVERAGE HOUSE VALUE	\$306,490	\$365,159	\$352,377

Demographics data derived from AlphaMap

