

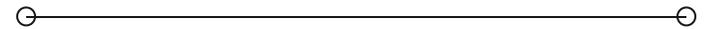


**SALE BROCHURE**

# Williams and Hall Outfitters

**14694 VOSBURGH ROAD**

Ely, MN 55731



**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>TOTAL SALE PRICE:</b>	\$4,020,000
<b>BUSINESS/OPERATIONS:</b>	\$3,120,000 (11.06% Cap Rate)
<b>HOME (5 BED/3 BATH):</b>	\$700,000
<b>DEVELOPMENT LAND:</b>	\$200,000
<b>UNITS:</b>	Sleeps 109 Guests
<b>LOT SIZE:</b>	3.45 Acres
<b>LISTING WEBSITE:</b>	northco.com
<b>BUSINESS WEBSITE:</b>	williamsandhall.com

### PROPERTY OVERVIEW

SVN | Northco is pleased to present Williams and Hall Outfitters ("Property"), a premier Boundary Waters Canoe Area Wilderness Outfitter in Ely, Minnesota located on 500 feet of Moose Lake shoreline. The Property is a well-known outfitting service that specializes in providing equipment, services, and expertise for those venturing into the Boundary Waters Canoe Area Wilderness (BWCAW) and the Quetico Provincial Park, which is just across the border in Ontario, Canada. The business has been on the shores of Moose Lake for approximately 60 years and consists of a great lodge, full-service dining room, retail store equipped with ultra-lightweight canoes, and camping equipment and food for each trip. The resort is seasonal and runs from mid-May to early October each year. When planning a trip to the Boundary Waters Canoe Area Wilderness or Quetico Provincial Park, an outfitter like Williams and Hall can be a valuable resource, providing you with the necessary equipment, knowledge, and support to make your adventure safe and enjoyable.

### PROPERTY HIGHLIGHTS

- Business/Operations (11.06% Cap Rate) / 5 Bed and 3 Bath Home / ±2.14 AC of Development Land
- Notable outfitting and lodging business in an adventure seeker's paradise
- Located in the premier wilderness vacation area on 3.45 acres in Ely, MN on 500 feet of beautiful Moose Lake Shoreline with lodging accommodations up to 109 individuals
- Specializes in providing equipment, services, and expertise for those venturing into the Boundary Waters Canoe Area Wilderness (BWCAW) and Quetico Provincial Park



## SALE HIGHLIGHTS

- Offerings include personalized complete and partial canoe outfitting packages, customized trip planning, launch service, permits and reservations, food & beverage offerings, and more
- Well-known business with a great reputation with strong repeat clientele since 1964. Open daily May - October
- Located within one-half mile of the border of the Boundary Waters Canoe Area Wilderness.
- A motorized boat takes guests non-stop from the dock into the Boundary Waters or to the Prairie Portage entry point into Quetico Provincial Park. This is an incredible advantage over other outfitters that are not on Moose Lake. Other outfitters must either contract for this service for their guests with a provider on Moose Lake, or transport their own towboats (if they are so permitted) to Moose Lake every time they have a tow.
- Largest lodge in Ely, MN with lodging accommodations for up to 109 people including options for very small to larger groups
- Guests can choose between private bunkhouses and motel style accommodations
- On-site individual stall showers and group shower facilities, as well as a sauna
- Full-service kitchen that serves freshly cooked breakfasts & dinners and which can seat up to 50 guests
- Well-stocked retail shop on site that sells basic camping and personal items, a great selection of fishing tackle, t-shirts, caps and other clothing, and small knick-knacks and mementos
- A 5 Bedroom / 3 Bathroom home is included in the sale
- The Property features ±2.14 AC of development land on Moose Lake
- Significant growth potential exists, including increasing off-season lodging business, having a greater focus on shoulder-season trip sales, building a strategic partnership with a fishing-focused platform, renovating existing staff lodging in Main Building 2 into higher-end guest lodging, and more.

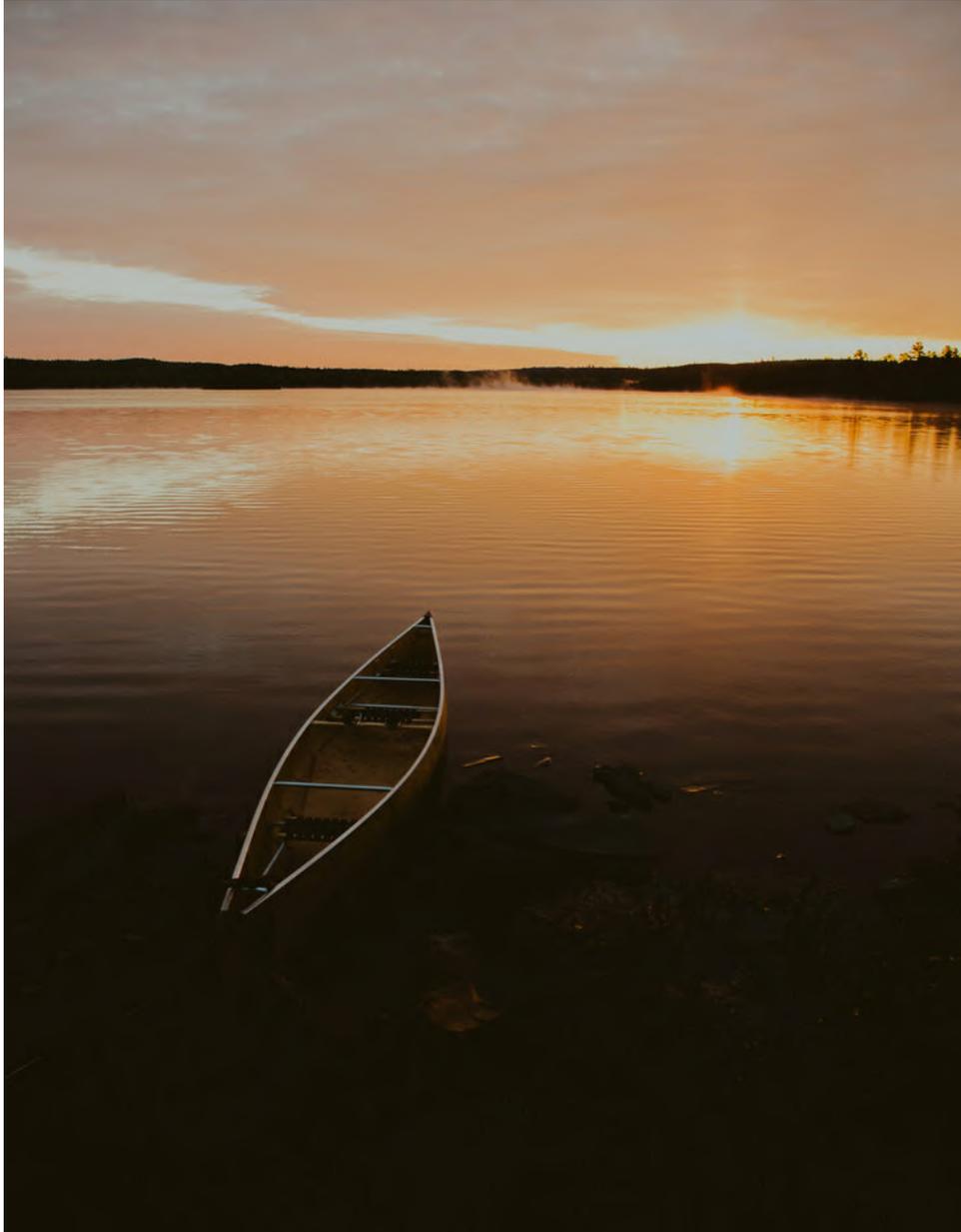
**ADDITIONAL PHOTOS**



ADDITIONAL PHOTOS CONTINUED



## LOCATION OVERVIEW



### ELY, MN & MOOSE LAKE

Williams and Hall Outfitters is located on the shore of Moose Lake approximately 20 miles north of Ely, Minnesota on the Fernberg Trail. Ely, Minnesota, is a city located in the northeastern part of the state, known for its beautiful natural surroundings and outdoor recreational opportunities, including the nearby Boundary Waters Canoe Area Wilderness (BWCAW) and the Superior National Forest.

The Boundary Waters Canoe Area Wilderness (BWCAW) is a vast wilderness area located in the northern part of the Superior National Forest in northeastern Minnesota, United States. It is renowned for its pristine lakes, rivers, forests, and abundant opportunities for outdoor recreation including camping, fishing, hiking, and portaging with the primary activity in the BWCAW being canoeing and kayaking. There are more than 1,200 miles of canoe routes, with over 1,000 lakes and countless rivers and streams. Paddlers can explore the interconnected waterways, enjoying the serene beauty of the region.

The Property is located within one-half mile of the border of the Boundary Waters Canoe Area Wilderness. A motorized boat can take you non-stop from the dock into the Boundary Waters or to the Prairie Portage entry point into Quetico Provincial Park. Quetico Provincial Park is a wilderness park located in northwestern Ontario, Canada, adjacent to the Boundary Waters Canoe Area Wilderness (BWCAW) in Minnesota, United States. It is renowned for its pristine natural beauty, rugged terrain, and extensive canoe routes.

Proximity to larger cities:

100 miles north of Duluth, MN

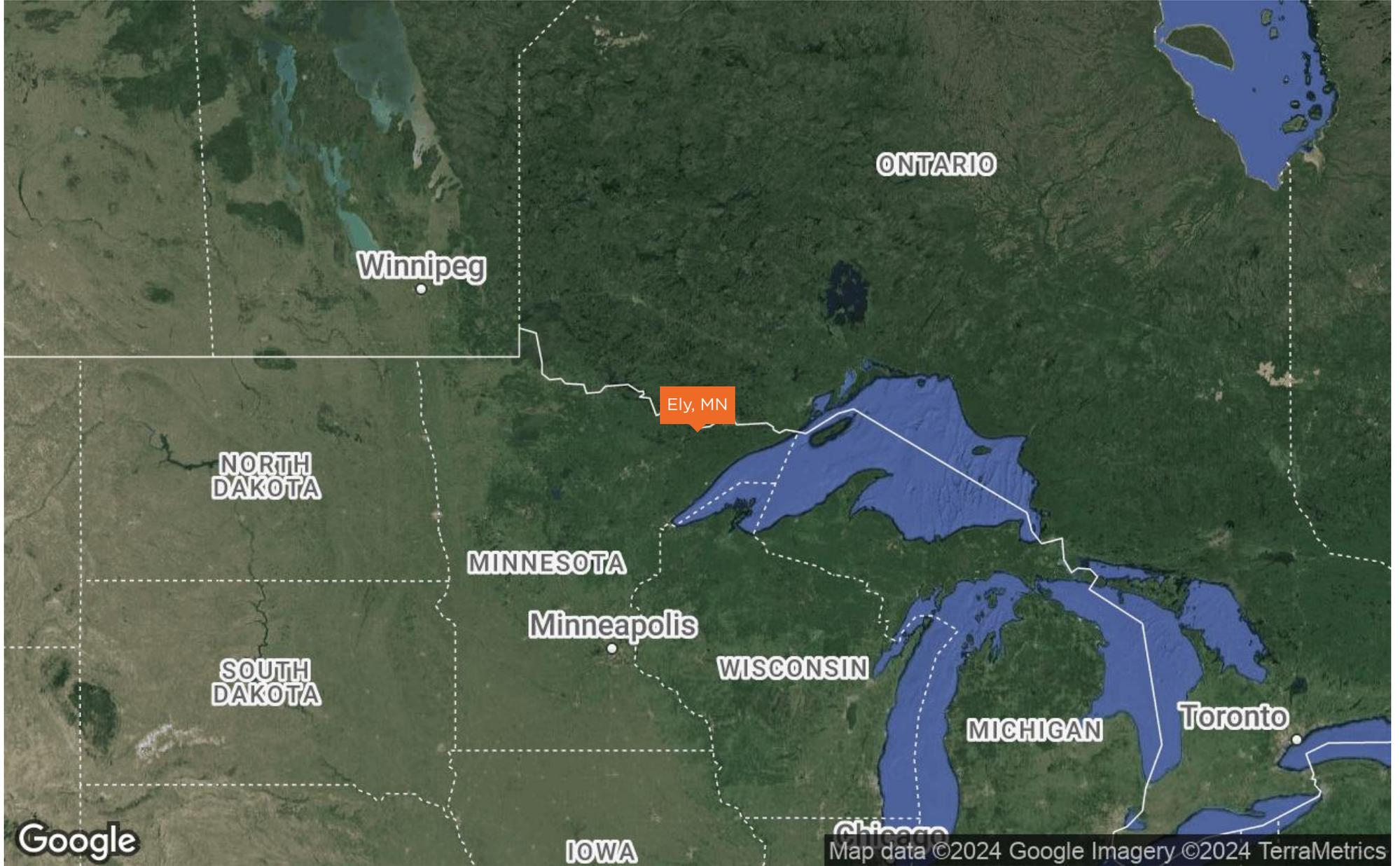
245 miles northeast of Minneapolis, MN

275 miles northeast of Fargo, ND

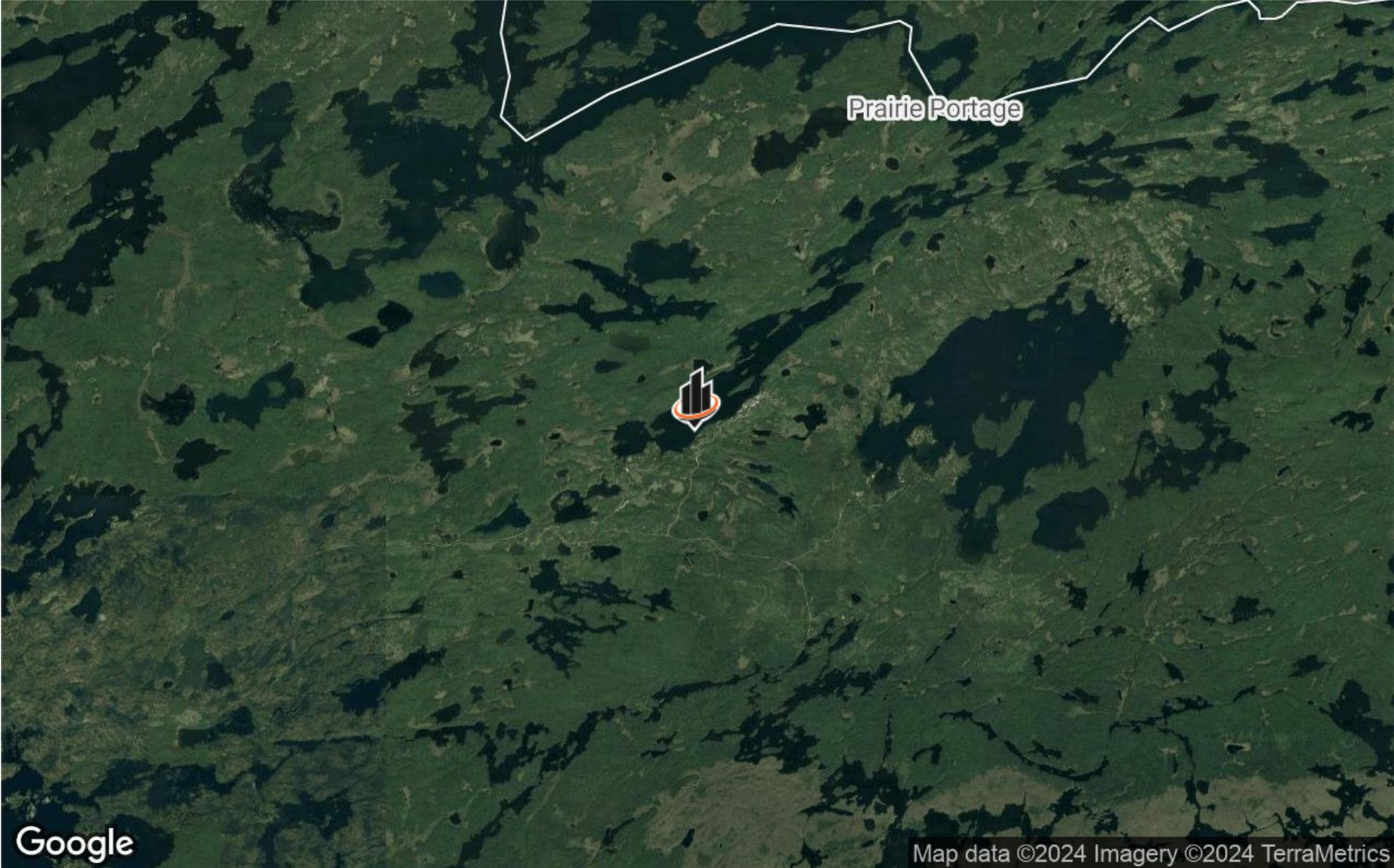
300 miles southwest of Thunder Bay, ON

Airports in close proximity include Range Regional Airport (70 miles), Duluth International Airport (100 miles), and Falls International Airport (135 miles).

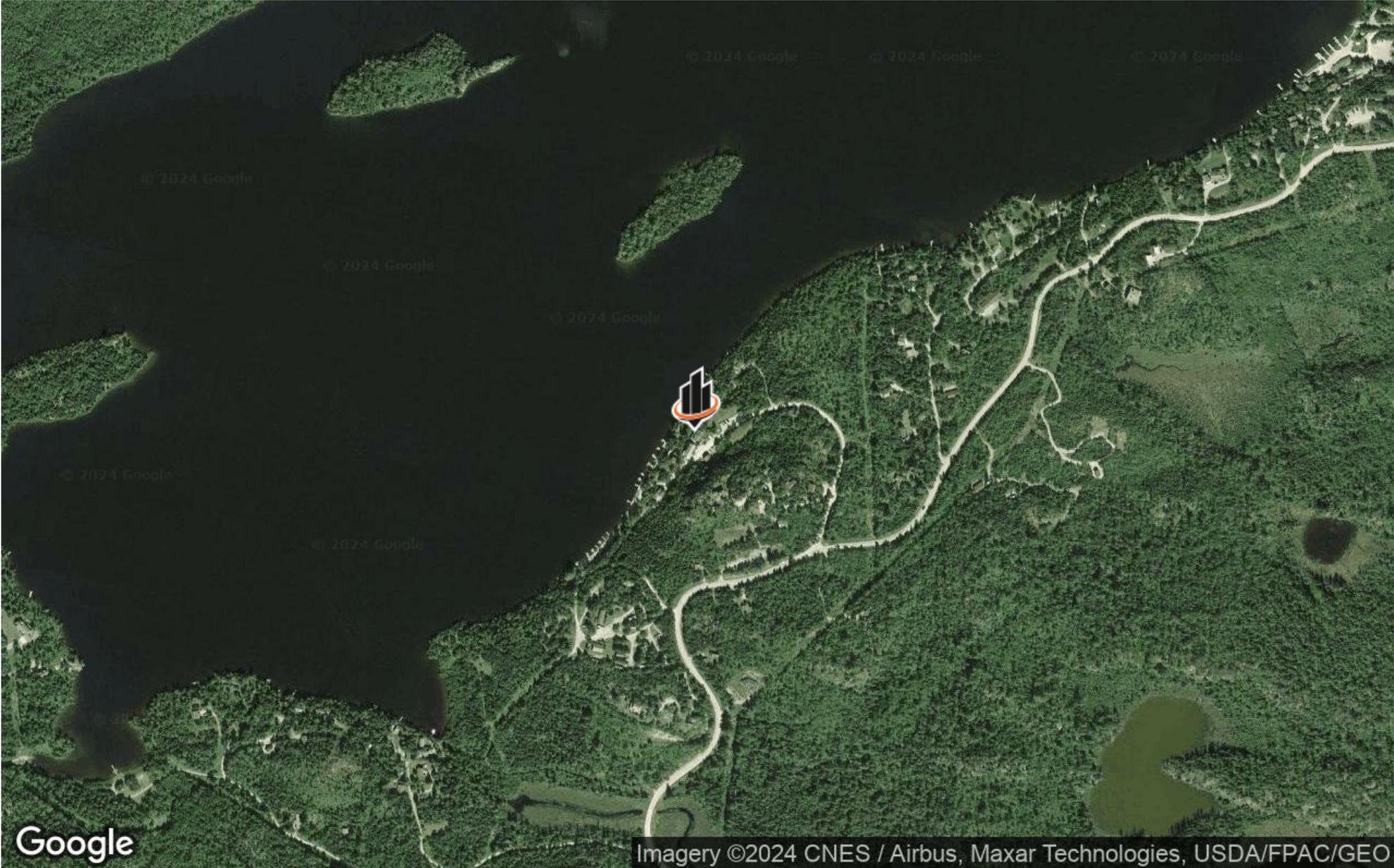
# REGIONAL MAP



LOCATION MAP



**AERIAL MAP**



# PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	48,621	374,765	5,271,123
AVERAGE AGE	50.8	43.5	40.3
AVERAGE AGE (MALE)	49.0	42.7	39.3
AVERAGE AGE (FEMALE)	51.7	44.3	41.2

## HOUSEHOLDS & INCOME

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	36,431	211,834	2,467,214
# OF PERSONS PER HH	1.3	1.8	2.1
AVERAGE HH INCOME	\$42,102	\$56,678	\$80,368
AVERAGE HOUSE VALUE	\$150,592	\$171,806	\$241,270

2020 American Community Survey (ACS)

