

**Resort
For Sale**



Offering Memorandum:

Gardenwood Resort

5107 North Shore Dr, Duluth, MN 55804

RE/MAX
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Property Overview



Building Information:

Sale Price:
\$1,500,000

Units:
15 Cabins, 4 Motel Rooms,
2 Houses

Lot Size:
4.37 Acres

Zoning:
Commercial

Year Built:
1936
Major renovations 2022

Utilities:
City Water/Sewer
Propane

Real Estate Taxes:
\$9,854.00 (2025)

Parking:
Gravel

Heating/Cooling:
Forced Air/Propane
Electric

Construction:
Wood/Frame

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Sale Information

Highlights:

- Iconic North Shore Resort
- Incredible View of Lake Superior
- 15 Minutes from Downtown Duluth
- Right Next to Public Boat Launch
- Major Renovations in 2022
- Room for Expansion

Own your slice of Minnesota's North Shore with the historic Gardenwood Resort on Lake Superior. Set along Scenic Highway 61, just 15 minutes from Downtown Duluth, this 4.37-acre property offers timeless charm, stunning lake views, and true North Shore character.

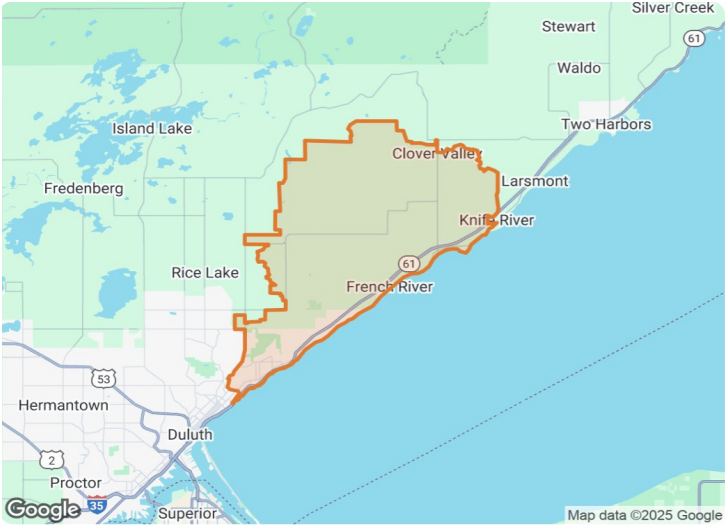
The beautifully remodeled 1,954 sq ft Owner's Home (2022 J&RS renovation) features Cambria counter tops, a luxurious master bath, and a spacious deck where you can sip coffee while the sun rises over the big lake. Guests return year after year to stay in 15 classic cabins (13 currently in use), a cozy 4-room motel, and a 1360 sq ft, 2bed, 2 bath Manager's Cabin. With city water and sewer, plus immediate access to McQuade Safe Harbor & boat launch, Gardenwood is the perfect blend of laid-back North Shore living and business potential.

Build your legacy where pine forests meet rocky shores and Lake Superior is always in view. Schedule a tour today!

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Demographics: Esri Data



55804 Zip Code

Gardenwood Report
Duluth, MN 55804



Trade Area Summary

Attribute Summary for Duluth, MN 55804

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$101,020	42.7	15,634	In Style
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?

 **GenXurban**

Gen X in middle age; families with fewer kids and a mortgage

URBANIZATION - Where do people like this usually live?

 **Metro Cities**

Affordable city life, including smaller metros, satellite cities

Top Tapestry Segments	In Style	Comfortable Empty Nesters	Green Acres	Exurbanites	Manufacturing Traditions
% of Households	1,737 (28.1%)	1,474 (23.9%)	1,422 (23.0%)	519 (8.4%)	421 (6.8%)
Lifestyle Group	GenXurban	GenXurban	Cozy Country Living	Affluent Estates	GenXurban
Urbanization Group	Metro Cities	Suburban Periphery	Rural	Suburban Periphery	Urban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples w/No Kids	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.32	2.48	2.64	2.49	2.42
Median Age	41.7	46.4	43.8	49.5	39.1
Diversity Index	51.5	47	38.5	48.8	60.9
Median Household Income	\$97,100	\$97,600	\$103,400	\$133,800	\$68,900
Median Net Worth	\$354,300	\$509,700	\$537,400	\$982,600	\$199,800
Median Home Value	\$390,100	\$323,300	\$374,800	\$609,700	\$201,400
Homeownership	69.8	87.4	88	85.9	72.1
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services
Education	Bachelor's Degree	Bachelor's Degree	High School Diploma	Bachelor's Degree	High School Diploma
Preferred Activities	Support arts, concerts, theaters, museums. Prefer organic foods, grow their own vegetables.	Play golf, ski and work out regularly. Home maintenance a priority among these homeowners.	Pursue physical fitness vigorously. Active in communities and social organizations.	Gardening and home improvement are priorities. Active in their communities.	Value time spent at home. Watching television and gaming are common pastimes.
Financial	Variety of investments often managed by a financial planner	Portfolio includes stocks, CODs, mutual funds and real estate	Comfortable with debt, and investments.	Rely on financial planners and extensive reading	Budget aware shoppers
Media	Connected and knowledgeable via smartphones	Listen to sports radio; watch sports on TV	Provided by satellite service, radio and television	Well-connected and use the internet to stay current	Read newspapers, especially Sunday editions
Vehicle	Partial to late model SUVs and compact SUVs	Own 1-2 vehicles	Late model trucks SUVs, ATVs and motorcycles	Choose late-model luxury cars, SUVs	Own 2-3 vehicles

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Interior Photos



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More properties available at:
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