

Pifer's

75 FEET OF LAKE METIGOSHE SHORELINE

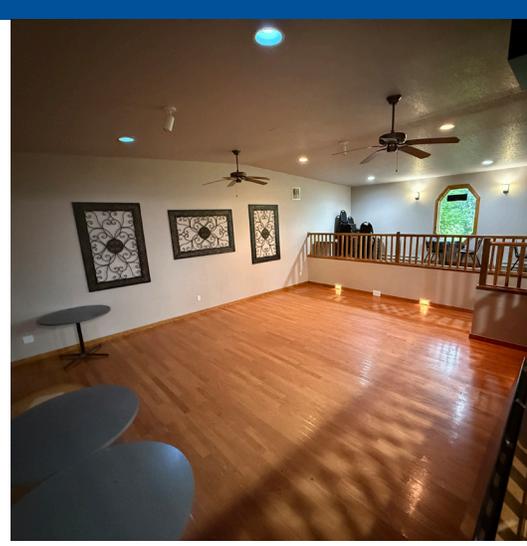
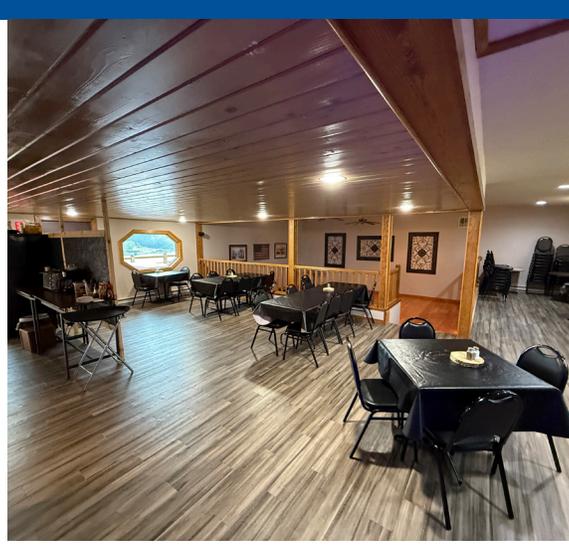
21 BIRCHWOOD HEIGHTS RD. S

BOTTINEAU, ND

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21 BIRCHWOOD HEIGHTS RD. S

BOTTINEAU, ND



PROPERTY
1.78 +/- Acres

BUILDING
3,516 Sq. Ft.

SHORELINE
75 Ft.

PROPERTY INFORMATION

Positioned on nearly 2 acres with 75 feet of lake frontage, this one-of-a-kind property offers exceptional potential on the serene shores of Lake Metigoshe. Tucked into a quiet, protected bay, the setting delivers rare privacy and natural beauty which is ideal for those seeking a premium piece of lakefront real estate.

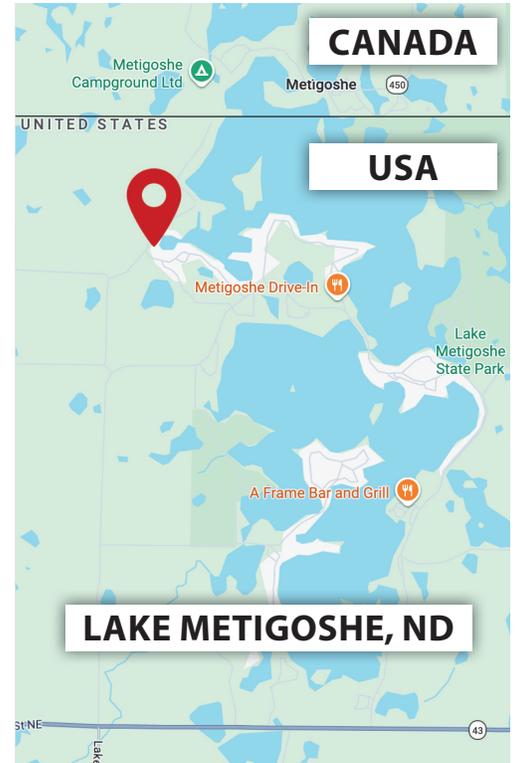
Currently home to the Birchwood Steakhouse, the property features a spacious and well-maintained structure with multiple dining areas, a commercial kitchen, and architectural charm throughout. Whether continuing as a hospitality business or exploring a new vision, the layout and location provide a strong foundation for long-term value.

With mature trees, ample parking, and open space for expansion or redesign, this parcel stands out for its size, flexibility, and peaceful setting. Public utilities, easy access, and proximity to Lake Metigoshe State Park further enhance its appeal.

Taxes: \$5,636.03 (2024)

KEY FEATURES

- Building Size: 3,516 Sq. Ft.
- Year Built: 1970
- Heating & Air: Electric Forced Air, Central A/C
- Utilities: City Sewer, City Water, Shared Well
- Foundation: Poured Cement, Slab, Concrete Block
- Full Commercial Kitchen & Full Bar
- 215 Sq. Ft. Freezer/Cooler Enclosure, Attached to kitchen
- Serving Station w/drink dispenser, condiments cooler, etc.
- Attached 20' x 38' Wood Deck, Outdoor Seating
- Large Parking Lot to accommodate patrons or further future expansion
- Corner Lot offers excellent visibility and access
- Wood Siding
- Asphalt/Architectural Shingle
- Large parcel size makes this property highly sought-after and highly developable with potential for many different use types.



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