



MLS 6615091 Commercial Sale

\$969,000

Description:

Step into ownership of a well-established and respected business with deep roots in the Cass Lake area. Johnson Lumber Company, formerly known as Cass Lake Building Center, is a thriving, full-service lumber yard with a large retail space, ample storage, and endless potential for growth. Opened in the 1980s, this business became Johnson Lumber in 2019 after a change in ownership and has continued to be a staple for contractors, homeowners, and builders throughout the region.

2.11 acres of prime real estate in the heart of Cass Lake, MN

5 buildings offering an expansive footprint for operations and storage

The main building (74'x100') includes:

2,400 sq/ft of office and retail space – A bright, welcoming showroom with display areas for hardware, tools, and building supplies

4,700 sq/ft of cold storage/warehouse attached to the retail area, perfect for inventory management and expansion

Additional racking or office space can be added above the warehouse for future growth

Four spacious storage buildings with loading docks, customer loading zones, and covered storage areas: 120x28, 128x40, 140x32 and 120x32.

Private offices, secure spaces for inventory, and a large outdoor yard ideal for storing lumber and building materials

Established client base including local contractors, builders, and DIY customers who rely on Johnson Lumber for their day-to-day projects and long-term construction needs

Johnson Lumber has long been a cornerstone of the Cass Lake community, known for its dedication to customer service, quality products, and industry expertise. With its large footprint and community connections, the business serves as a one-stop shop for all building and home improvement needs. The combination of retail space and extensive storage allows the business to stock a wide variety of products, from lumber and hardware to specialty building materials.

This turn-key business is fully operational and ready for new ownership. Current inventory, equipment, shelving are included in the sale, allowing for a smooth transition. Johnson Lumber has the flexibility to continue growing as the local area expands, with room to increase product offerings and enhance services such as delivery and custom orders.

Opportunities for Expansion: The possibilities for growth are vast. With a well-established presence in the community, Johnson Lumber is primed for further expansion through:

Increasing retail operations by expanding the showroom to include more products or specialty items. Offering delivery services to local contractors and homeowners.

Add more high-margin product lines such as custom millwork, cabinetry, or prefabricated components.

Host DIY clinics to engage the local community and drive more foot traffic to the store.

Use additional office space above the warehouse to add an expansion center, offer project consultations, or rent out to other professionals.

Headwaters Realty Services LLC

Headwaters Realty Services LLC participates in the Regional Multiple Listing

Service of Minnesota, Inc. Broker Reciprocity (sm) program, allowing

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foundation for continued success.

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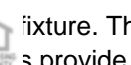
Headwaters Realty Services LLC



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

Located on a well-traveled intersection of Highways 2 and 371- Johnson Lumber enjoys excellent visibility and accessibility for local and seasonal customers. Cass Lake community with increasing demand for housing and construction services, making this an ideal time to step into ownership of a thriving, essential business in the heart of Northern Minnesota.

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website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



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