



MLS 6700427 Commercial

**\$368,000**

6356 US 2  
Cass Lake MN 56633

Status: Pending

**Description:**

Located in Cass Lake, MN, with just over 3.5 acres, this automotive testing facility offers the perfect environment for rigorous vehicle testing, especially in extreme winter conditions. With easy access to Minnesota Highways 2 and 371, this property is strategically positioned for a wide range of automotive testing operations.

The facility spans four buildings, totaling 10,000 square feet, designed to support the most demanding testing needs.

The main building #1 (4,568 sq/ft) features over 500 sq/feet of front office/reception space, Upstairs office and loft storage, restrooms and more than 2,000 sq/ft of shop space, and 1,300 sq/ft of office training rooms, which are used by automotive manufacturers' engineers during their testing sessions. The building is equipped with new LED lighting and furnace, ensuring an efficient, modern workspace.

Building #2 is a 40x60 heated shop, offering over 600 sq/ft of office space, a restroom, a new furnace, LED lights, and loft storage. For extreme cold-weather testing, the property includes two year-round cold cells.

Building #3 is a 30x40 facility capable of reaching temperatures as low as -40°F, with two large sliding doors that allow for multiple vehicle or machinery capacity.

Building #4 is a 26x60 structure that can reach -20°F, with three overhead garage doors, providing ample space for vehicle testing.

The facility is also equipped with electric vehicle charging stations, making it ideal for testing electric vehicles in extreme conditions. Some equipment and tools will remain on-site to support ongoing operations.

This property offers ample room to expand the existing business model or implement your own ideas. With its secure, fenced-in layout and proven success in winter-month testing, this automotive testing facility is an excellent investment opportunity for those looking to capitalize on Minnesota's extreme weather and strategic location.

Continue the existing business model, and take it to the next level or retro fit the space to house your needs, with so much space here the options are endless.



Listed By:  
Headwaters Realty Services LLC

Year Built 1999  
Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.  
Lot Dimensions 242x709  
Garage Stalls 12

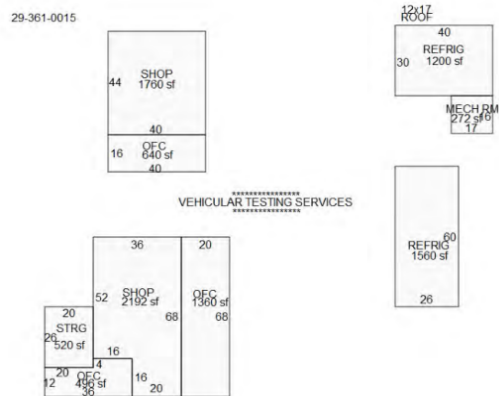
School District 115  
Taxes \$2,514  
Taxes with Assessments \$2,814



**Call Affinity Real Estate**  
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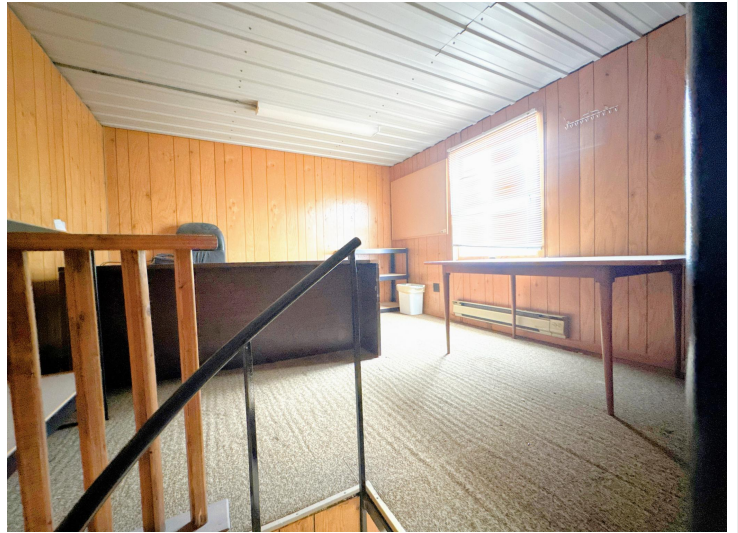


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