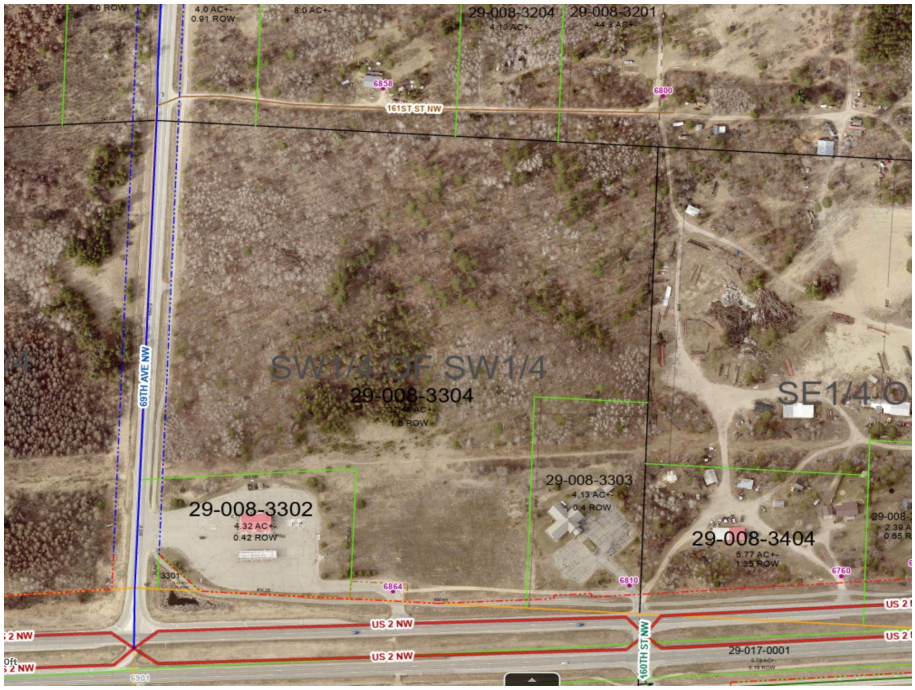


MLS 7003916 Land

$298,800

32.48 Acres
Raw Land

TBD 32.48 US 2 NW
Cass Lake MN 56633

Status: Pending

Description:

Exceptional opportunity to acquire 32.48 acres of level commercial land located just West of Cass Lake, Minnesota, offering outstanding visibility and access along US Highway 2. This high-exposure parcel features extensive highway frontage plus additional frontage from 69th Avenue North, making it ideal for a wide range of commercial or mixed-use development opportunities.The property is strategically positioned between established, recognizable neighbors, including the Junction Gas Station and a Church, creating strong daily traffic counts and built-in destination appeal. The flat, usable topography allows for efficient site planning and development flexibility.With its prominent highway presence, dual road frontage, and proximity to Cass Lake & Bemidji, this parcel is well-suited for retail, service, hospitality, storage, office, or owner-occupied commercial use. Opportunities like this—large acreage, excellent visibility, and prime location—are increasingly hard to find in the area.Whether you're an investor, developer, or business owner looking to establish a high-profile location in northern Minnesota, this property offers the size, access, and exposure to bring your vision to life.

Additional Details:

Lot Acres	32.48
Lot Dimensions	473 x 370 x 541 x 1028 x 1300 x 717 x 298 x 592
Taxes	$620
Taxes with Assessments	$620
Tax Year	2025

Additional Features:

Driving Directions:

From Cass Lake, North side of the road between the Junction Gas Station and the church. Also, frontage on 69th Ave NW

Broker Reciprocity

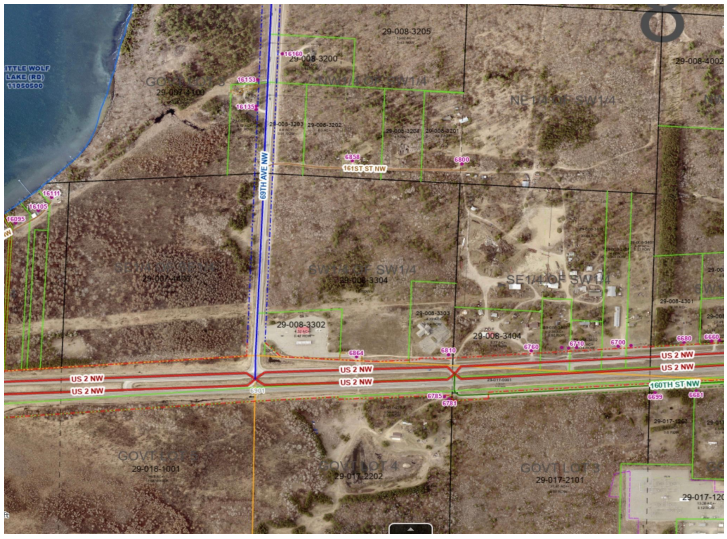
Listed By:
Real Broker, LLC

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.

Call Affinity Real Estate
218-237-3333
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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470













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REAL ESTATE INC

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