



MLS 6600152 Commercial

\$1,500,000

6213 Lower Cass Frontage Road
Cass Lake MN 56633

Status: Active

Description:

Looking for a prime established and operating business opportunity? With Seller financing available, your dreams of owning your own business may be more achievable than you think! Let's discuss the possibilities!

This bait and pawn shop and tackle company is the perfect catch!

With a loyal customer base, prime location, and endless potential, this is your chance to reel in a profitable venture. Let's dive into what makes this business so special!

Welcome to an incredible business opportunity in Cass Lake, MN—a thriving bait and pawn shop, coupled with the rapidly growing Big Nasty Tackle company. This well-established business is housed in a spacious, energy-efficient building spanning over 5,460 square feet. The bright and inviting retail space, covering 2,520 square feet, is fully equipped with bait tanks, retail shelving, display cases, two point-of-sale counters, making it a one-stop shop for local fishermen and outdoor enthusiasts.

The heart of the Big Nasty Tackle company beats in the 1,600 square feet of heated storage and warehouse space in the middle of the building. This is where innovative tackle products are created, loved by wholesale partners and local anglers alike. With the company's rapid growth, it adds a significant profit to the bottom line.

In the back, you'll find over 1,200 square feet of finished storage, perfect for keeping your inventory safe. The property also includes a privately fenced backyard, offering secure storage for your goods. Whether you're looking to expand an existing business or dive into a new venture, this opportunity offers endless potential in a prime location.

Cass Lake, Minnesota, is a gem in the heart of the Northwoods, known for its stunning natural beauty and vibrant outdoor culture. The area is surrounded by pristine lakes, dense forests, and abundant wildlife, making it a haven for outdoor enthusiasts, anglers, and tourists year-round.

Cass Lake itself is part of the Cass Lake Chain of Lakes, offering world-class fishing for walleye, northern pike, and muskie, among other species. The area draws fishing enthusiasts from all over, creating a steady flow of customers to this local bait shop. Additionally, the town of Cass Lake has a tight-knit community that values its small businesses, providing a supportive environment for entrepreneurs.

The location situated just off the intersection of Highway 2 and Highway 371, across the road from the Cedar Lakes Casino and next door to the market, liquor store, and lumber yard. This town is a popular destination for campers, boaters, and hunters, adding to the demand for outdoor and recreational supplies. With its proximity to the Chippewa

Headwaters Realty Services LLC

Buyers, to make this easier, Seller may be willing to do a seller carryback/se
price, with an acceptable offer!

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Additional Details:

Year Built 2015

Lot Acres 0.64



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