



MLS 6615091 Commercial

\$620,000

6259 Lower Cass Frontage Road
Cass Lake MN 56633

Status: Active

Description:

Drastically Reduced Price – Incredible Business & Investment Opportunity!

Johnson Lumber, formerly Cass Lake Building Center, is now available at a highly attainable price, offering massive potential for entrepreneurs and investors. Situated on 2.11 acres, the property features 5 versatile buildings, including a 74x100' main building with 2,400 sq/ft of office/retail space and 4,700 sq/ft of attached warehouse/cold storage. Four additional spacious storage buildings (120x28, 128x40, 140x32, 120x32) provide loading docks, customer loading zones, and covered storage areas, all on a secure, fenced lot.

This property is perfect for those looking to continue operating as a lumber yard or transform it into a storage facility, boat/RV storage, warehouse, office suites, or mixed-use business. With the Cass Lake Chain nearby, demand for boat and RV storage is high, making it an ideal location for a storage-focused venture.

The property offers ample parking, versatile buildings, and loading areas, providing flexibility for nearly any commercial use. Its combination of size, location, and price makes it a rare and affordable opportunity in the region.

Opportunities for Growth:

Expand retail operations or showroom space to offer additional products or specialty items

Provide delivery services to local contractors and homeowners

Add high-margin product lines such as custom millwork, cabinetry, or prefabricated homes

Host workshops or DIY clinics to engage the local community and drive foot traffic

Prime Location:

Situated on a well-traveled intersection of Highways 2 and 371, Johnson Lumber enjoys excellent visibility and accessibility for both local and seasonal customers. With the growing Cass Lake community and increasing demand for housing and construction services, now is the perfect time to step into ownership of this thriving essential business in

listed By:
Headwaters Realty Services LLC

Endless possibilities, expansive for regional and turn-key value. Call Affinity Real Estate 218-237-3333 info@affinityrealestate.com
Additional Details: subject to prior sale, change or withdrawal.
Year Built 1981

Lot Acres 2.11
Lot Dimensions 217x401
Garage Stalls 20



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info@affinityrealestate.com



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