



MLS 6805381 Commercial

\$530,000

6259 Lower Cass Frontage Road
Cass Lake MN 56633

Status: Active

Description:

Incredible Business & investment opportunity is now available at a new 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 as a lumber yard:

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, flooring, etc...

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 start your own piece of this thriving, potential business in



listed By:

Headwaters Realty Services LLC

Endless possibilities, expansive frontage, and unmatched value - this property is ready for its next chapter! Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing **Affinity Real Estate** broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

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Lot Acres 2.11

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Lot Dimensions 217x401

Garage Stalls 20