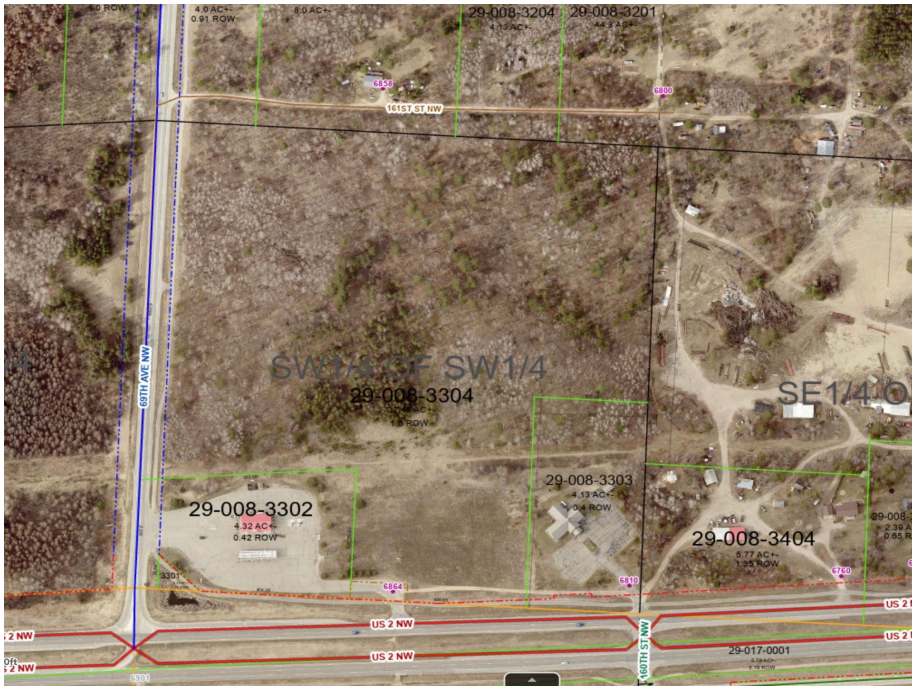


MLS 7003916 Land

$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

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