

MLS 7014179 Commercial

$1,199,000

6213 Lower Cass Frontage Road
Cass Lake MN 56633

Current Use:
Other, Retail

Status: Active

Additional Details:

Year Built	2015
Garage Stalls	1
Lot Acres	0.64
Lot Dimensions	76x370
School District	115
Subdivision	Auditors 3
County	Cass
Taxes	$4,038
Taxes with Assessments	$4,038
Tax Year	2025

Additional Features:

Basement: None -- Fuel: Natural Gas -- Heat: Forced Air -- Sewer: Private Sewer -- Water: Private, Well

Driving Directions:

Hwy 2 and 371 intersection, take the frontage road to MD Pawn

Broker Reciprocity

Listed By:
Headwaters Realty Services LLC

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Property Description:

Established and operating business opportunity in a prime location with many lakes withing a few minutes is now for sale. This bait and pawn shop 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.

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.1,600 square feet of heated storage and warehouse space is in the middle of the building.

Currently 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. This tackle company is available for purchase along with this business for an additional cost.

It really pairs great with the existing business, when the business slows in the colder months, it provides time for employees to ramp up production on the tackle. 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 National Forest, there's no shortage of outdoor activities to attract visitors.

As a business owner, you'll benefit from the area's rich natural resources, strong community ties, and steady tourism, making it an ideal spot for a bait and pawn shop business.Buyers: To make this easier: Seller may be willing to do a seller carryback/seller financing on a portion of the purchase price, with an acceptable offer!

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