



MLS 7057783 Commercial

**\$259,900**

106 Aspen Avenue  
Cass Lake MN 56633

Status: Active

**Description:**

Investor opportunity in Cass Lake. This 5-unit apartment building offers strong cash flow, consistent rental demand, and an easy-to-manage one-level layout. The property includes four 2-bedroom, 1-bath units and one 1-bedroom, 1-bath unit, giving a great mix of rental options for the local market. Located in the heart of Cass Lake, this property has proven to be easy to rent, with vacant units filling quickly when they become available. Investors will appreciate the steady income potential, practical floor plan, and the convenience of all units being on one level for simplified maintenance and tenant access. Whether you are looking to add to your portfolio or step into multi-family investing, this is a solid opportunity with strong rental appeal.

**Additional Details:**

Year Built	1950
Lot Acres	0.026
Lot Dimensions	100x125
School District	703
Taxes	\$4,430
Taxes with Assessments	\$5,426
Tax Year	2025

**Additional Features:**

**Fuel:** Array **Heat:** Baseboard **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

Cass Lake, South on Aspen Ave (371 South) to the apartment on the West side of the road.



Listed By:  
Real Broker, LLC

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