

LICENSE FOR SALE
\$1,250,000

This license is located at an approximate 2,000 SF building with a 10-year lease plus two additional 5-year extensions, providing excellent street frontage and visibility within 300 feet of a busy signaled intersection. The property features tall ceilings, a fenced lot with 12 parking spots, and is adjacent to a retail strip, a corner gas station, and has alley access on a bustling intersection. The triple net lease is priced at approximately \$20,625 per month. Separately, the option to purchase the real estate enhances this property's appeal as a potentially lucrative investment.

SELLER OPEN TO
VARIOUS DEAL
STRUCTURES

REAL ESTATE HIGHLIGHTS

- 2,000 SF building 10-year lease with two additional 5-year extensions
- Rent is approximately \$20,625/month + NNN expenses
- Excellent street frontage and visibility near a busy signal intersection
- Adjacent to a retail strip and gas station
- Convenient alley access
- Fenced and ample parking lot (4.62/1,000 SF)
- Potential to purchase real estate.
- Tenant Improvements are approved, construction has commenced, and completion is expected by the end of July or early August

LICENSE HIGHLIGHTS

The asking price includes a fully licensed cannabis retail business, which will be delivered fully built out and complete with a brand-new license free of liabilities or debt. Building plans for this project are approved, construction has begun, and the facility is expected to be delivered by the end of July or early August.

- Fully licensed for cannabis retail
- Potential for billboard advertisement
- City CUP approved, and a state license has been issued
- Recently approved license to be delivered fully built out, free of debts/liabilities

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