

**FOR SALE**  
**\$495,000**

Take advantage of this rare chance to acquire a retail storefront cannabis license in Jersey City, unaffected by the moratorium. This license is tied to a high-visibility location near the busy intersection of Routes 1, 9, and 40, ensuring strong traffic and customer flow. The seller has received a conditional approval from the New Jersey Cannabis Regulatory Commission (CRC), and a zoning approval from the city. Submitted before the April 2023 moratorium, this city application is eligible for further consideration by the City Council for a local resolution of support.

**NDA  
REQUIRED**

### KEY HIGHLIGHTS

- **State License:** Conditionally approved state license - Annual approval underway
- **Local License:** Resolution is approved
- **Tenant Improvement:** Seller is finalizing construction plans
- **Building Size:** 3,900 SF approximately
- **Lease Rate:** \$5,000 monthly
  - \$20,000 upon receiving COO
- **License Sales Price:** **\$495,000**

#### Next Steps for Buyers:

- Complete the planning application to present before the City Council.
- Upon local approval, apply for an annual state buildout



**Meilad Rafiei**

CEO

License# 01788589

714.393.3077

Meilad@WeCann.biz

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