

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**

Next Steps for Buyers:

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

KEY HIGHLIGHTS

- State License: Eligibility for annual license application upon local resolution approval.
- Local License: Zoning approval secured.
- Local Resolution Eligible: Exempt from current moratorium.
- Tenant Improvements: Seller is finalizing construction plans.
 - Building Size: Approximately 3,900 SF.
- Lease Rate: \$5,000/monthly currently.
 - Increases to \$15,000/monthly upon receiving COO.
- License Sales Price: \$495,000



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