

FOR SALE
\$1,295,000



WeCann proudly presents an exceptional investment opportunity for a 6,500 SF free-standing building housing an operational licensed dispensary, exclusively listed for sale. This offering includes fully approved state and local business cannabis retail storefront and distribution licenses for immediate operation. The property and business are situated prominently on a popular thoroughfare with other retailers, just off Highway 111.

NDA
REQUIRED

INVESTMENT HIGHLIGHTS

- **Operational Licensed Dispensary:** Includes fully approved state and local dispensary licenses.
 - The facility will also be sold with approved distribution licenses.
- **Great Location:** Strategically positioned on a popular road near Highway 111.
- **Recent Redevelopment:** Over \$1.3 million invested in comprehensive property improvements.
- **Flexible Management:** Extend existing management agreement or take over operations.
- **Competitive Pricing:** Priced attractively as a non-cannabis property, with operational business licenses included.



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This two-story building has undergone extensive redevelopment, with over \$1.3 million invested in recent improvements. The first floor spans approximately 3,700 SF and houses an operational dispensary, while the second floor requires tenant improvements to become fully functional. Priced competitively as a non-cannabis property, this investment includes the operational business licenses at no additional cost, offering substantial value and growth potential.

**NDA
REQUIRED**

PROPERTY HIGHLIGHTS

- The comprehensive renovation includes
 - New roofing
 - New HVAC
 - Parking lot enhancements
 - Exterior security gates, and more...
- Rare opportunity to purchase property and business together



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