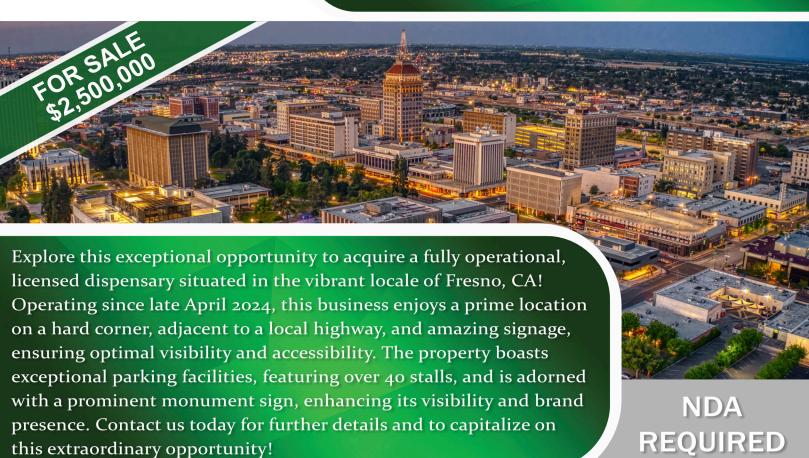


Fully Operational Dispensary for Sale Fresno, CA





KEY INVESTMENT HIGHLIGHTS

- Turnkey Operation: Fully operational since April 2024
- **Tenant Improvements:** Investment exceeding \$1 million in high-end improvements
- **Prime Location:** Positioned on a hard corner adjacent to a gas station
- Signage: Prominent monument signage is ideal for a retail business
- Secure and Private: Free-standing, single tenant building
- Parking: Access to two parking lots with over 40 stalls!
- Lease: Buyer to assume existing lease with favorable terms:
- Lease Rate: \$9,800 + NNN Monthly
 - Term: 5-year lease with options to extend
 - Size: 4,500 SF
- **Property Purchase Price:** Property can also be purchased for \$1.2 million
- Business Purchase Price: \$2,500,000

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CEO

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