

FOR SALE
\$2,500,000

Explore this exceptional opportunity to acquire a fully operational, licensed dispensary situated in the vibrant locale of Fresno, CA! Operating since late April 2024, this business enjoys a prime location on a hard corner, adjacent to a local highway, and amazing signage, ensuring optimal visibility and accessibility. The property boasts exceptional parking facilities, featuring over 40 stalls, and is adorned with a prominent monument sign, enhancing its visibility and brand presence. Contact us today for further details and to capitalize on this extraordinary opportunity!

**NDA
REQUIRED**

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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