

FOR SALE
\$550,000

We are excited to present an exclusive opportunity to acquire a fully operational dispensary in Lansing, MI. This listing offers the flexibility to either continue operating the facility at its current location or to relocate the business to a new site. Lansing's straightforward process for moving locations and transferring business licenses makes this a particularly advantageous opportunity. The existing lease at the current location can be canceled without penalty, providing further operational flexibility.

**NDA
REQUIRED**

INVESTMENT HIGHLIGHTS

- Operational Flexibility: Continue operating at the current location or relocate the business.
- Prime Location Benefits:
 - Regulatory Advantage: Simplified process for license transfer and relocation.
 - Market Access: Central location with a strong customer base and high visibility.
 - Limited License Jurisdiction – No further retail licenses will be issued
- Drive Through Window
 - Temperature Controlled

CURRENT LOCATION INFO

- Gas station and convenience store property
- Approximately 2,400 SF
- Monthly Lease Rate: Approximately \$8,055 + NNN
- Existing lease can be canceled without penalty
- Significant upgrades completed by the seller
- 20,000 Cars Per Day
- Easy Freeway Access

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