

FOR SALE
\$575,000



WeCann is excited to present this rare opportunity to acquire a pre-operational cannabis retail storefront license in a city within Madera County, CA. The municipality is poised for growth in the cannabis market. With a population of over 70,000 people, favorable demographics, a supportive community, and a population that values cannabis products, this is an ideal location for a dispensary. The buyer will be responsible for the buildout, applying for the state license, and finalizing city licensing. The property the license is tied to is in a great area for a dispensary, and is currently for sale, allowing you to be your own landlord.

**NDA
REQUIRED**

INVESTMENT HIGHLIGHTS

- Only one other dispensary is operational in the jurisdiction currently
- Great Location:
 - Frontage on a main thoroughfare in a busy part of Madera with great signage
 - Traffic Counts: Approximately 36,000 cars daily
 - Located in a commercial zone surrounded by retail businesses and residential communities
 - Proximity to major roads, highways, and public transportation
 - Property Size: 7,000 SF
 - Great Parking: 20+ stalls
- Construction Plans Completed
- Buyer would be responsible for buildout, applying for state license, and finalizing city licensing
- Property Asking Price: \$1,100,000
- License Asking Price: \$575,000



Meilad Rafiei

CEO

License# 01788589

714.393.3077

Meilad@WeCann.biz

WeCann



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