

FOR SALE
\$195,000



WeCann is pleased to present this priced to sell, opportunity to acquire a conditionally approved State of New Jersey, Tier 5 cannabis retail license in the heart of Maplewood, NJ, one of the state's most desirable communities for retail business. This offering includes the ability to lease a free-standing building with strong frontage and signage along high-traffic Springfield Avenue, surrounded by national retailers, thriving local businesses, and dense residential neighborhoods. The license can be relocated anywhere in the state, but the current Maplewood location provides an exceptional blend of visibility, and accessibility, making it ideal for cannabis retail. With a motivated seller, fast-track deal terms, reasonable lease terms for a new tenant, this an amazing opportunity for a serious operator looking to enter or expand in New Jersey's growing cannabis market.

NDA
REQUIRED

INVESTMENT HIGHLIGHTS

- **Conditionally Approved Tier 5 Retail License** – Ready for immediate sale and operation.
- **Free-Standing Building Available for Lease** – Excellent visibility, private parking, and signage directly on Springfield Ave.
- **Prime Commercial Corridor** – Over 17,000 cars/day travel Springfield Ave; surrounded by national tenants and local businesses.
- **Affluent Demographics** – Median household income in Maplewood exceeds \$167,000, with a strong mix of residential and commercial density.
- **Flexible Relocation** – License can be moved to any compliant municipality in New Jersey.
- **Veteran-Owned Business Status** – Disabled veteran ownership allows for the ability to hold multiple licenses under NJ law.
- **Public Transit Accessible** – Close proximity to NJ Transit bus lines and major highways for regional draw.
- **Motivated Seller** – Fast-tracked process for qualified, serious buyers.

PROPERTY DETAILS:

- **New Lease:** Buyer will sign a lease with the landlord
- **Main Floor:** 3,100 SF
- **Attached Garage:** 375 SF (optional, negotiable)
- **Full Basement:** 2,900 SF (optional, negotiable)
- **Asking Base Rent:** \$34.00/SF gross modified
 - **Monthly Rent:** \$8,780.00/month (includes taxes, insurance & maintenance)
 - **Utilities:** Avg. \$450.00/month (includes water, gas, electric)

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WeCann



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