

FOR SALE
\$195,000

Take this rare opportunity to purchase a pre-operational cultivation facility, that has VERTICAL INTEGRATION capabilities. About 75% of the cultivation construction is completed, and license has a grandfathered approval to also build a retail facility at the same premises! A vertically integrated cannabis facility offers significant advantages by streamlining operations and increasing profitability. By controlling the entire supply chain: you can reduce costs, maintain consistent quality, and adapt to market demands more efficiently. Integration also mitigates risks associated with supply shortages or price fluctuations, providing a competitive edge in the marketplace. Maine, one of the East Coast's most established cannabis markets, is a proven hub for cannabis demand and continues to thrive. With \$166 per capita recreational sales in 2023—among the highest in the U.S.—and a 36% increase in recreational sales to \$216.9 million from 2022, Projections for 2024 estimate sales will exceed \$240 million. Don't miss your chance to capitalize on Maine's thriving cannabis industry.

SEED
to SALE

LICENSE HIGHLIGHTS:

- Grandfathered for Vertical Integration
- Nearly Built-Out Cultivation
 - \$600,000 Invested To Date
 - Lighting Plan
 - 176 x Flower
 - 24 x Mother
 - 32 x Veg
 - 3 x Clone
- Estimated Price per Pound: \$2,000 – \$2,500
 - Cost to Grow One Pound is \$300 – \$600 per Pound

LOCATION HIGHLIGHTS:

- 412 Hill St, Biddeford, ME
- 13,808 Sf
- 2 Elec Panels:
 - 1k Amps Over 408 Volts
 - 400 Amps Over 208 Volts
- Municipal Airport Adjacent
- Biddeford – An Emerging Hot Spot!
 - College Town: U Of New England
 - 15 Miles S Of Portland
 - 2 Hours From Boston
 - Riverfront Redevelopment
 - Youthful Demographic – 33k Adults (21+) w/in 15 Min
 - Above State Avg Income

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