

FOR SALE
\$175,000

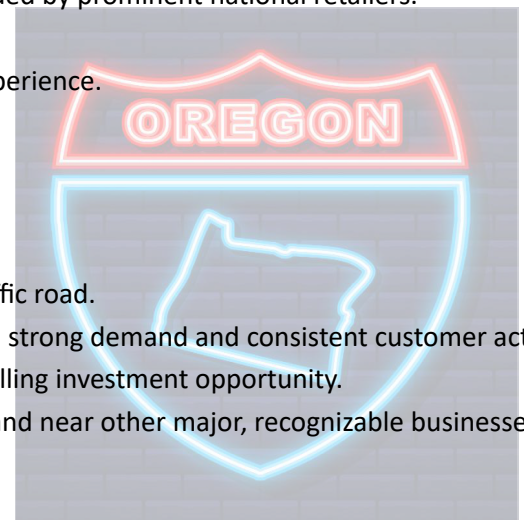
Salem

Don't miss out on this exceptional opportunity to own a fully approved and turnkey cannabis dispensary in Salem, Oregon. Situated on a bustling commercial corridor, this location benefits from high visibility, consistent traffic flow, and strong retail synergy. Surrounded by national retailers, restaurants, and other thriving businesses, this dispensary is perfectly positioned to attract both local residents and visitors. The free-standing building offers ample parking and is easily accessible, making it a convenient choice for customers. With a modern, high-end design and buildout, this dispensary is ready for immediate operation, offering incredible potential for growth in one of Oregon's most cannabis-friendly markets.

NDA
REQUIRED

INVESTMENT HIGHLIGHTS

- **Prime Location:** Located on a high-traffic commercial thoroughfare surrounded by prominent national retailers.
- **Turnkey Dispensary:** Fully approved and ready for operations.
- **Modern Buildout:** High-end design and finishes for a premium customer experience.
- **Facility Size:** Approximately 3,100 SF
 - **Monthly Lease Rate:** Approximately \$6,000
 - **Sublease Income:** Seller is subleasing 1,000 SF for about \$1,500/month
 - **Net Monthly Lease Rate:** Approximately \$4,500 out of pocket
- **Visibility & Accessibility:** Excellent parking and street visibility on a high-traffic road.
- **Strategic Market Location:** Salem is a well-established cannabis market with strong demand and consistent customer activity.
- **Value Pricing:** Priced at approximately 0.35x gross income, offering a compelling investment opportunity.
- **Freestanding Building:** Ideal for retail businesses, located across the street and near other major, recognizable businesses that drive foot traffic.
- **Business Asking Price:** \$175,000



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