



CANNABIS LICENSE FOR SALE + LEASE IN BELLE PLAINE, MN

MINNESOTA MICROBUSINESS RETAILER

351 E ENTERPRISE DR, BELLE PLAINE, MN 56011

***Price includes state and municipal approvals + assignment of long term lease of \$6,755/Month NNN**

351 E. Enterprise Drive in Belle Plaine presents a compelling opportunity to establish a cannabis retail presence within a growing southwest Twin Cities market. Positioned within an established commercial area, the property benefits from a substantial 6,755-square-foot footprint, strong regional accessibility, and convenient connections to surrounding communities and the greater Minneapolis–Saint Paul metropolitan area.

The offering consists of an established commercial property positioned for conversion into a full-scale cannabis retail destination. Featuring a standalone building, dedicated on-site parking, and Pylon Street Sign with an LED display, the property provides an ideal foundation for a dispensary seeking to establish a strong brand presence in a growing regional market. The location's accessibility and connection to surrounding communities create an opportunity to capture both local demand and consumers traveling throughout the southwest Twin Cities region.

A key differentiator is the property's substantial standalone footprint and flexible commercial configuration, providing an operator with the ability to create a highly visible, full-scale dispensary tailored to its brand and operational needs. Combined with convenient regional access, signage opportunities, and proximity to surrounding southwest Twin Cities communities, this location is well-positioned to become a leading cannabis retail destination serving Belle Plaine residents and consumers from the broader trade area.

- **Standalone Destination Advantage** – A dedicated building with onsite parking gives an operator greater control over the customer experience, security, access, and overall brand presentation.
- **Pylon Street Sign with LED Display** – Includes prominent roadside signage with a digital LED screen, providing excellent visibility and flexible advertising opportunities.
- **Large Format Dispensary Potential** – Commercial footprint allows flexibility for an elevated sales floor, secure inventory storage, administrative functions, customer service areas, and a customized branded buildout.
- **Vertically Integrated Microbusiness License** – Minnesota's microbusiness license permits cultivation and manufacturing in addition to retail, giving the buyer the ability to grow and process product.

LICENSE PRICE Previously: \$395,000* \$295,000	BUILDING SIZE 6,755 sq. ft
TRAFFIC COUNTS 22,000+ VPD	PARKING 100+

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ADDITIONAL PHOTOS





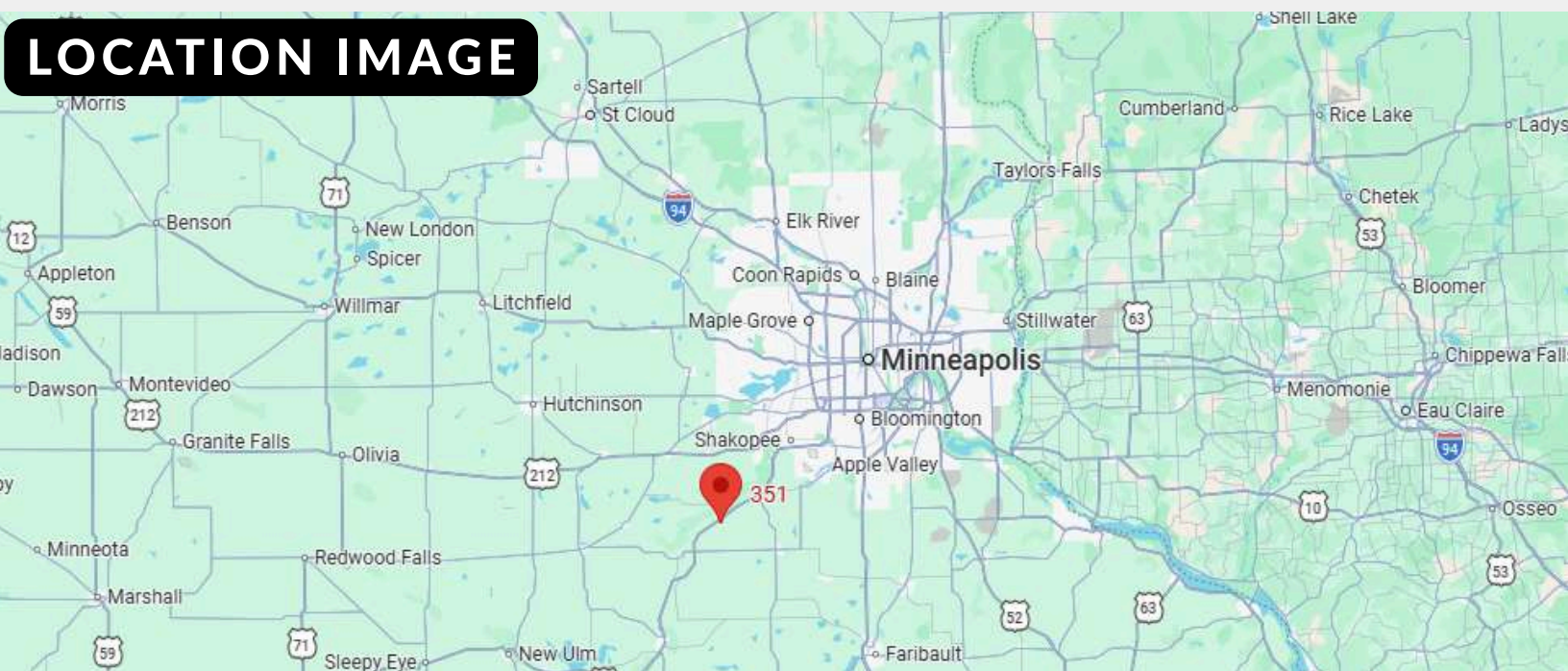
ADDITIONAL PHOTOS



AERIAL IMAGE



LOCATION IMAGE

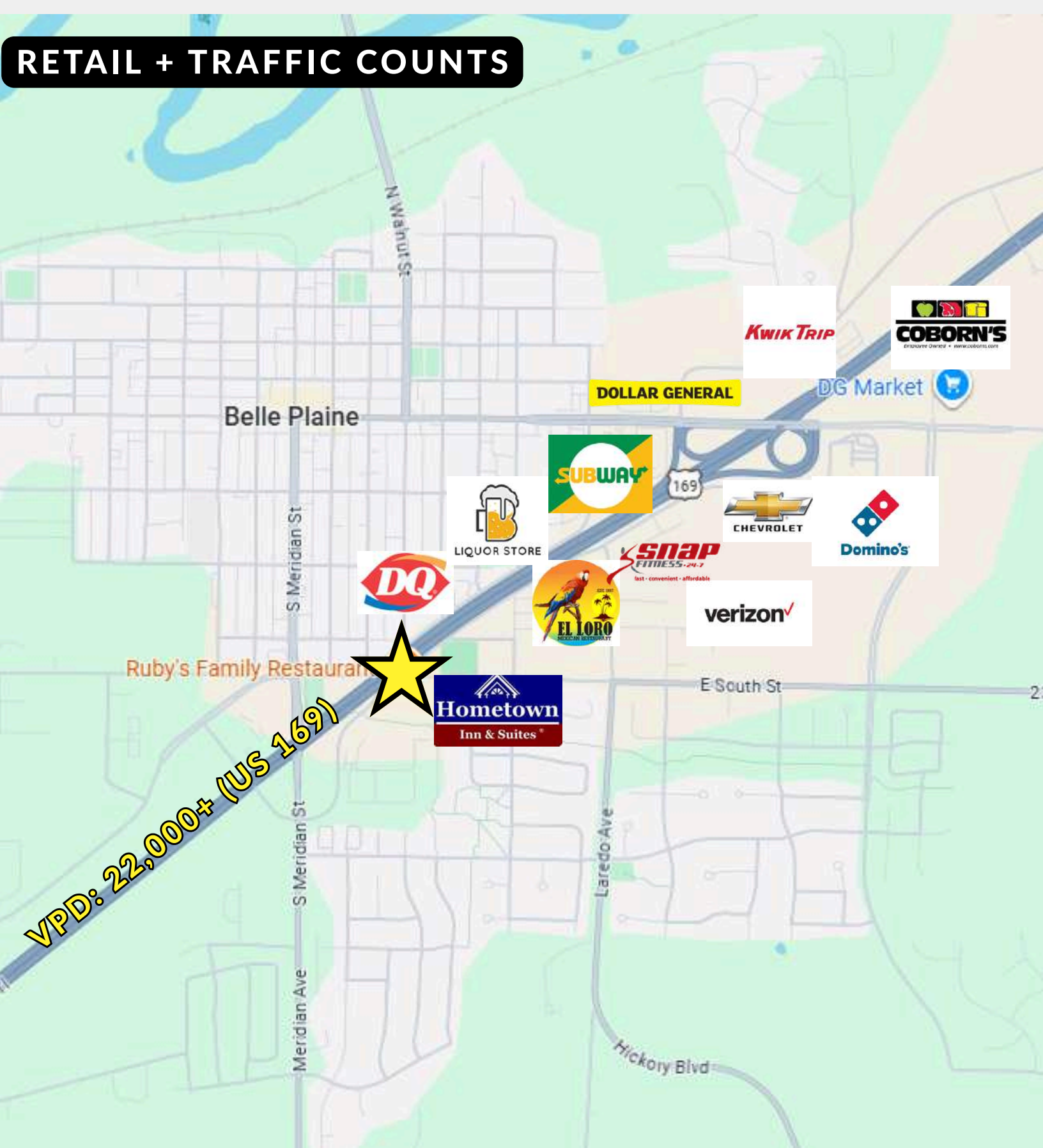


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RETAIL + TRAFFIC COUNTS



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