



CANNABIS BUSINESS + REAL ESTATE FOR SALE

TURN-KEY OPERATIONAL ADULT-USE DISPENSARY

STRATEGICALLY LOCATED ON US-12 NEAR THE INDIANA BORDER & CHICAGO

Positioned as a fully integrated cannabis retail acquisition, this offering combines a licensed, operational adult-use dispensary with the underlying real estate, creating a compelling opportunity to acquire both an established operating platform and a strategically positioned physical asset within a single transaction.

The business is fully built out, actively operating, and designed to support significant retail volume, with 21 point-of-sale systems currently in place. The property also includes approximately 50 parking spaces, providing substantial on-site capacity for customer traffic and day-to-day operations. Demonstrating the strength of the existing business, the dispensary generated approximately \$700,000 in gross revenue during the month of July alone.

The acquisition includes the operational business, adult-use cannabis licensing, retail infrastructure, established customer traffic, and associated real estate. For groups that prefer a more asset-light structure, there is also the potential to acquire the operating business and assume the existing lease rights rather than purchasing the underlying real estate.

For an established operator seeking strategic expansion or an investment group pursuing exposure to the Michigan cannabis market, this offering provides immediate operational scale, proven revenue generation, substantial retail infrastructure, and the flexibility to structure the transaction around either real estate ownership or leasehold rights.

HIGHLIGHTS

- **Premier Border Market:** Strategically positioned to capture significant cross-border consumer demand from both Illinois and Indiana
- **Excellent Visibility & Parking:** High-traffic retail exposure with strong street presence and 50+ dedicated on-site parking spaces
- **Built for High Customer Volume:** Equipped with 21 point-of-sale systems designed to efficiently accommodate substantial daily customer traffic
- **Proven Revenue Performance:** Generated approximately \$700,000 in gross revenue during July 2026, demonstrating strong sales performance and established market demand
- **High-Impact L.E.D. Signage:** Prominent digital L.E.D. street signage provides exceptional visibility and flexible advertising opportunities
- **Established Customer Base:** Strong consumer following supported by hundreds of customer reviews and an impressive 4.7+ rating

SALE PRICE

\$4,500,000

PRICE INCLUDES: OPERATIONAL BUSINESS + REAL ESTATE

BUILDING SIZE

5,500 sqft

PARKING SPOTS

50+ Spots



ADDITIONAL PHOTOS



☎ 248-453-6202
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 🌐 WWW.GREENZONEDREALTY.COM
 📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084


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LOCATION



AERIAL VIEW



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