



CANNABIS LICENSE FOR SALE + LEASE IN ST. PAUL, MN MINNESOTA MICROBUSINESS DISPENSARY

1324 7TH ST. W, ST. PAUL, MN 55102

***Price includes state and municipal cannabis retail approvals + assignment of long term lease of \$7,985/Month NNN**

1324 W. 7th Street in Saint Paul presents a rare opportunity to establish a cannabis retail presence within one of the Twin Cities' most desirable urban trade areas. Located along the historic West 7th corridor, the property benefits from strong neighborhood demographics, excellent visibility, and convenient access to Downtown Saint Paul, I-35E, and the greater Minneapolis–Saint Paul metropolitan area.

The offering consists of approximately 3,194 square feet of brand-new retail space within a newly developed commercial center. Featuring modern architecture, expansive storefront windows, and premium construction throughout, the property provides the ideal foundation for a flagship dispensary seeking to establish a strong brand presence in a high-demand urban market. The location's visibility and accessibility create an opportunity to capture both neighborhood traffic and regional consumers traveling through the corridor.

A key differentiator is the property's dedicated onsite parking, a highly sought-after amenity within the West 7th district. Combined with ongoing corridor investment, growing residential density, and proximity to major employment centers, this location is well-positioned to become a premier cannabis retail destination serving Saint Paul residents and visitors alike.

- **Premier West 7th Corridor Location** – Positioned along one of Saint Paul's most established commercial corridors, offering strong visibility, daily traffic, and immediate access to Downtown Saint Paul, I-35E, and surrounding neighborhoods.
- **Brand-New Flagship Dispensary** – Approximately 3,194 SF of newly constructed retail space designed for a high-quality retail cannabis operation.
- **Rare Urban Parking Advantage** – Dedicated onsite parking provides a significant competitive advantage within the West 7th district.
- **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.

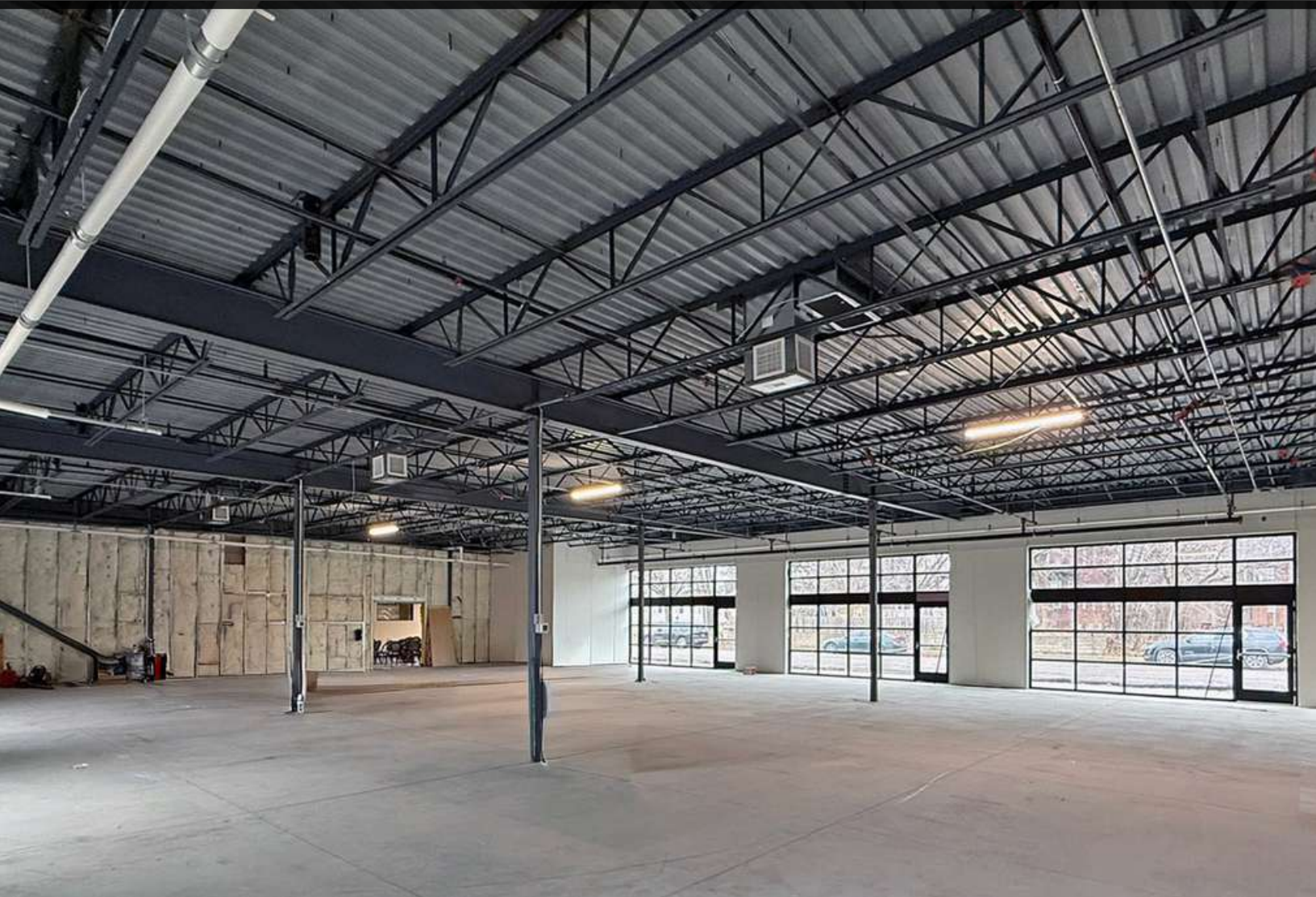
LICENSE PRICE Previously: \$395,000* \$295,000	BUILDING SIZE 3,194 sq. ft
5-MILE POP. 275,000+	PARKING 20+

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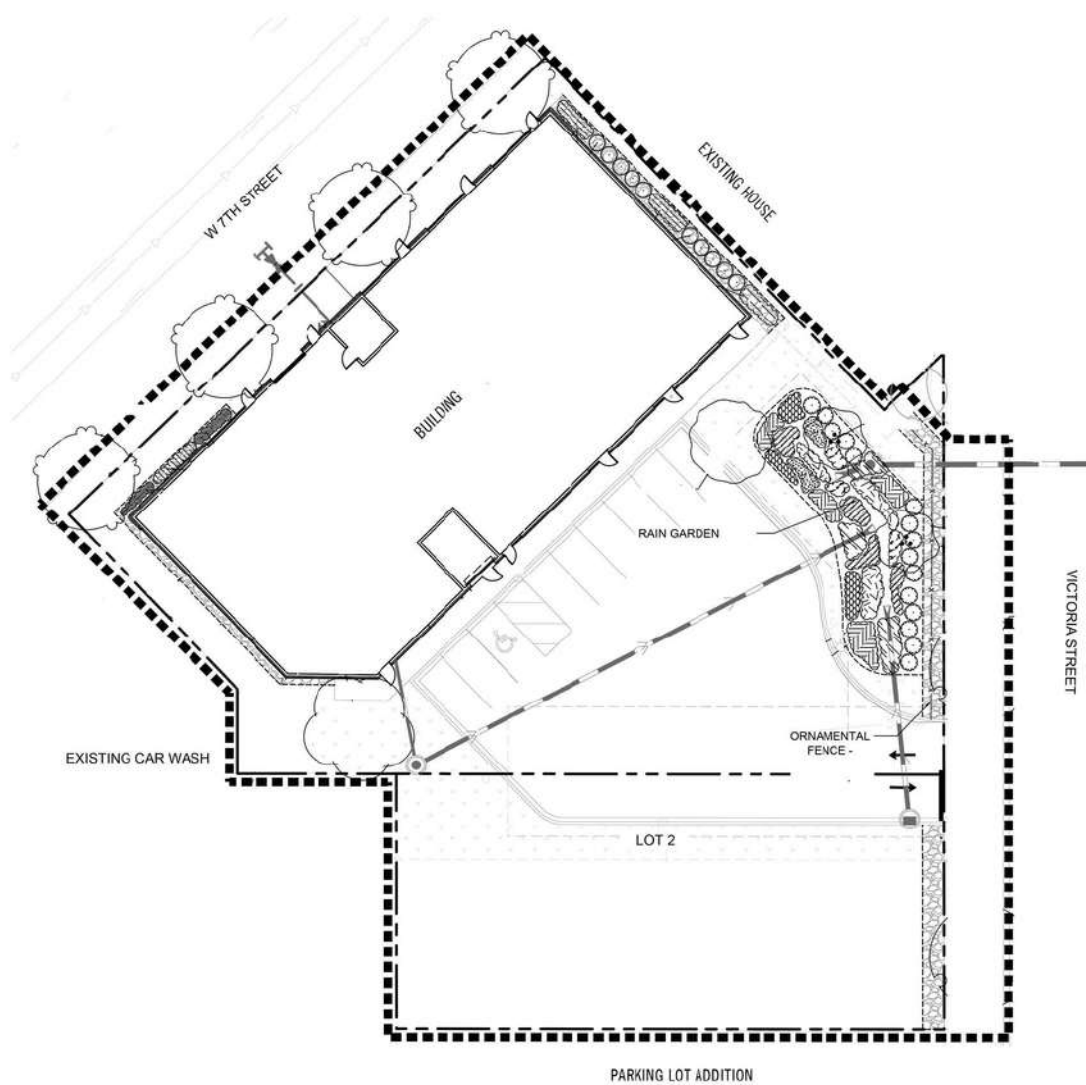


ADDITIONAL PHOTOS



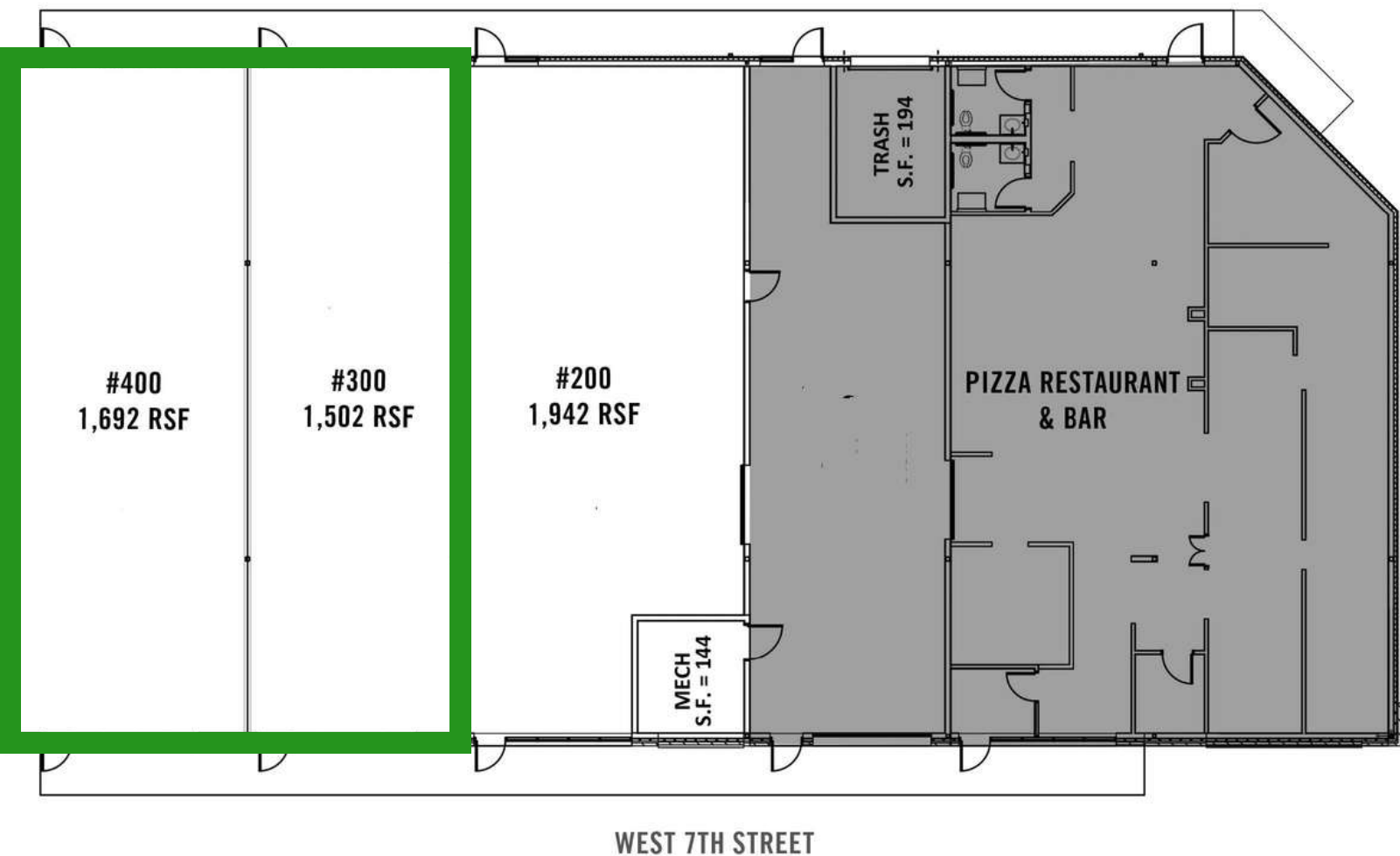


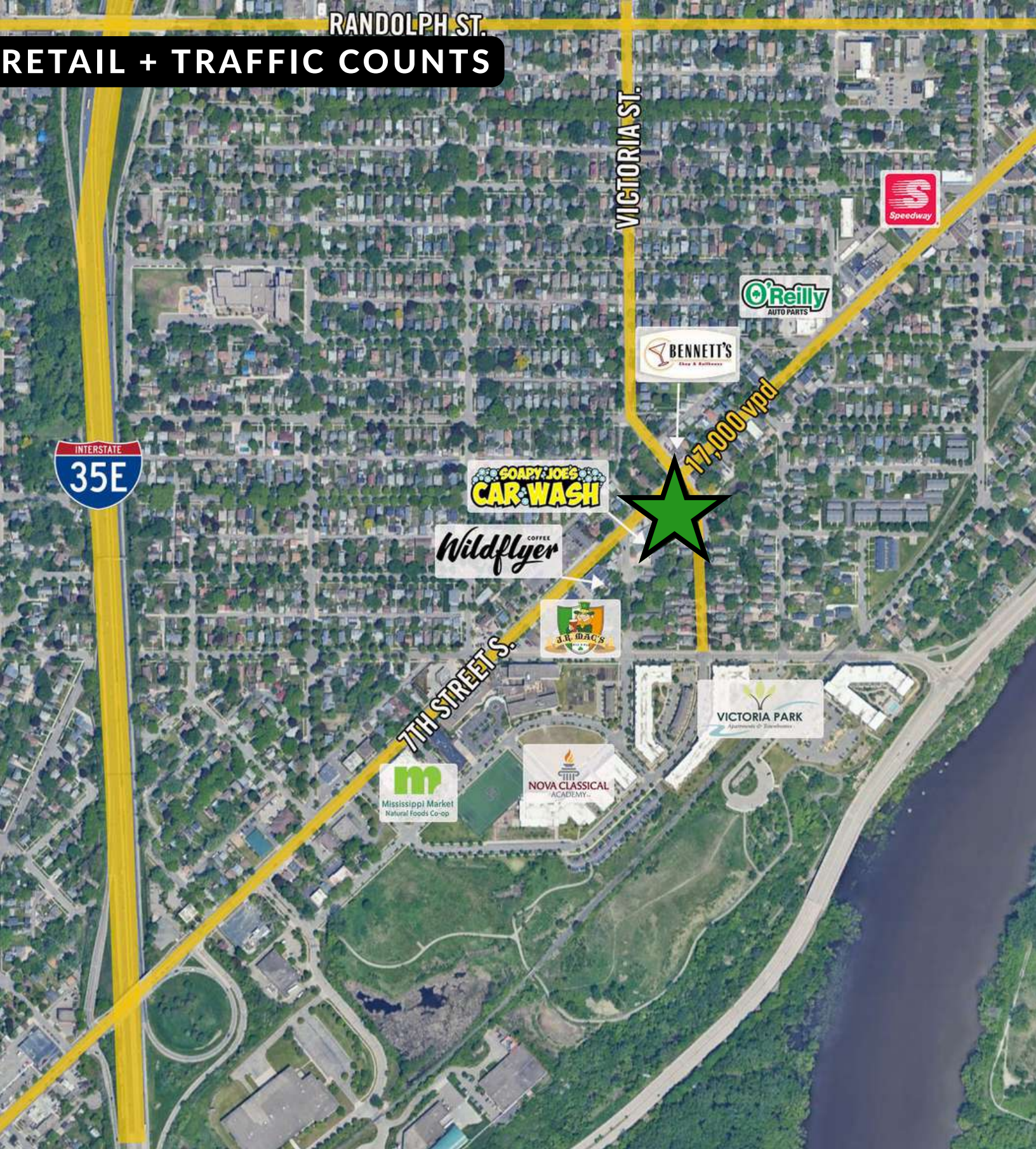
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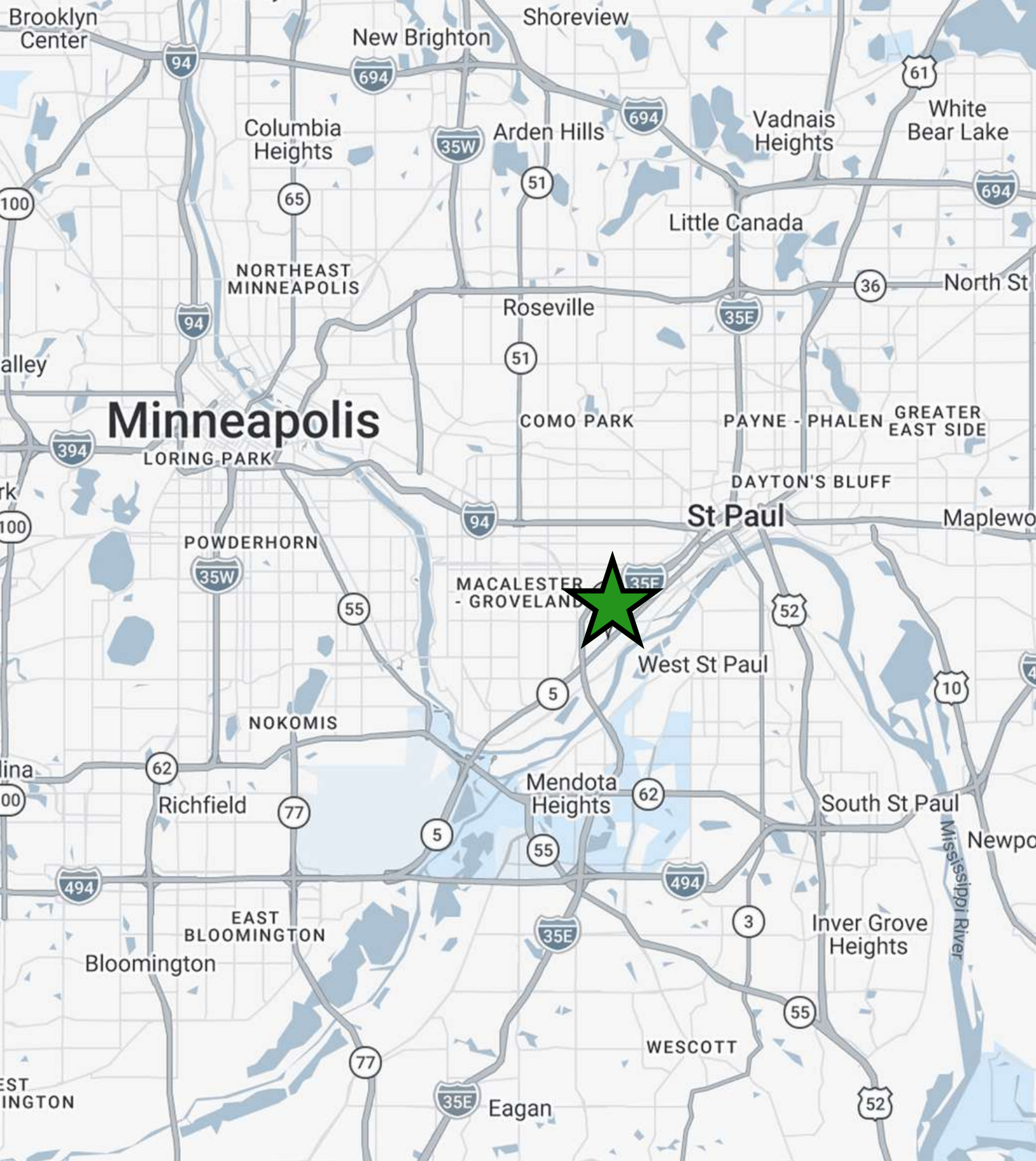
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