

EDMORE - OPERATING CULTIVATION FACILITY

1379 INDUSTRIAL PARK DRIVE | EDMORE, MI 48829



FOR SALE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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PROPERTY HIGHLIGHTS

- Operating Cultivation facility available for sale - includes the Class B license, FFE, and real estate.
- This freestanding industrial property is zoned B-2 Highway Business District and has room for potential expansion.
- The operation contains one (1) veg room, one (1) flower room, one (1) drying room, one (1) fertigation room, one (1) employee break room, two (2) storage rooms, and two (2) bathrooms.
- Fully equipped with modern cultivation infrastructure including Dosatron fertigation, sliding tables, CO₂ enrichment systems, high-efficiency environmental controls with Effinity LED lighting, Quest dehumidifiers, and V-Flow air circulation.
- The property is also suitable for light industrial and warehouse users.
- Many national and local businesses operate within the immediate trade area.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	1,870	7,163	51,520
Total Population	4,769	18,067	133,788
Average HH Income	\$67,231	\$73,161	\$78,041

BUILDING SIZE

4,000 SF

LAND SIZE

2.89 Acres

ASKING PRICE

\$475,000 (Seller Financing Available)

AREA TENANTS



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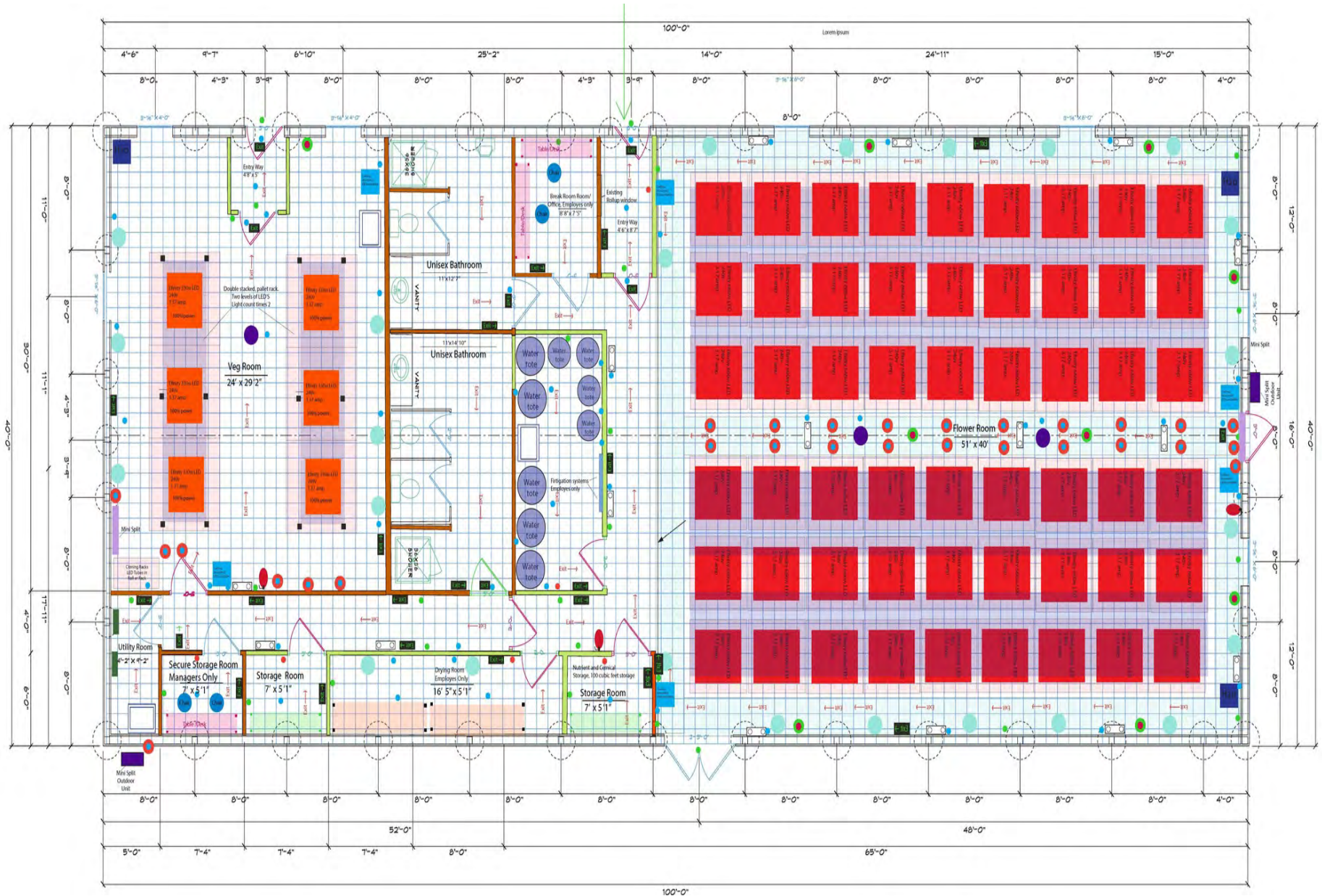
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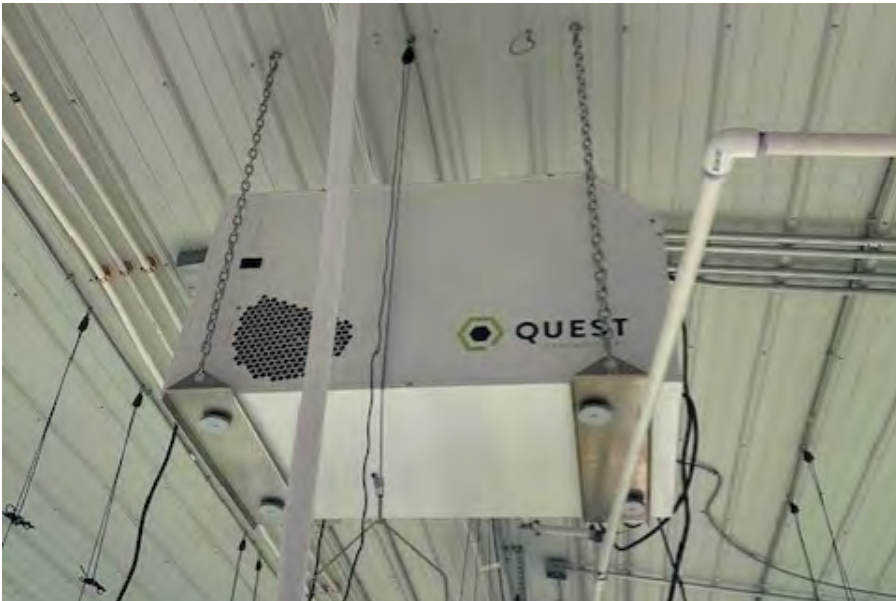
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HVAC:

- Two (2) Ideal Air Pro Series Mini Splits
- Two (2) Dynaglow Ventless Heaters (30,000 BTU)
- Six (6) Quest Dual 105 Dehumidifiers
- Three (3) Drop Air Humidifiers (200 Pt)
- Four (4) Environmental Sensors

LIGHTING:

- Fifty Four (54) Effinity LED Lights – 660W
- Sixteen (16) Effinity LED Lights – 330W
- Three (3) Effinity Light Controllers
- Twelve (12) Barrina T-5 LED Lights

EQUIPMENT:

- Dosatron Fertilizer Injectors
- Batch Tank-Fed Drip Fertigation System
- Botanicare Sliding Tables
- Multi-Tier Rack System For Vegetative Plants
- Three (3) Vosterman V-Flow Fans
- Twenty Four (24) Hurricane Oscillating Fans
- CO₂ Enrichment Burners
- Two (2) HP Pro Desktop Computers

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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

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