



BUSINESS FOR SALE + LEASE ASSIGNMENT IN WARREN, MI

TURN-KEY RECREATIONAL CULTIVATION FACILITY

23295 BLACKSTONE AVE. WARREN, MI

*Price includes operational business + long term lease of
\$2,350/Month NNN

Located at 23295 Blackstone Ave, this fully operational adult-use cannabis cultivation facility presents a rare turnkey opportunity in the Metro Detroit market. The property is designed for immediate production and efficiency, featuring a Class C adult-use cultivation license which allows for a plant count of 2,000 plants. The facility is equipped with 60 dedicated flower lights and a fully automated feeding and irrigation system that supports consistent yields while minimizing labor requirements. With 11-foot clear ceilings and 800 amps of power, the infrastructure is well-suited to support intensive cultivation operations and future expansion.

In addition to its current cultivation capacity, the property offers significant upside through eligibility for both processing and retail licenses, providing a clear path to vertical integration. This flexibility allows an operator to consolidate cultivation, processing, and retail operations under one roof, improving margins and operational control. Strategically located in Warren, Michigan, the facility benefits from close proximity to Metro Detroit's large consumer base and established cannabis supply chain. Fully built out, production-ready, and designed with scalability in mind, this asset is ideal for experienced operators, MSOs, or investors seeking immediate market entry or expansion in Michigan's adult-use cannabis market.

HIGHLIGHTS

- **Turnkey cultivation facility** – Fully operational Class C adult-use grow
- **Production-ready infrastructure** – 60 flower lights, fully automated feeding and irrigation system, 11-foot clear ceilings, and 800 amps of power supporting efficient, high-yield operations.
- **Vertical integration upside** – Eligible for both processing and retail licenses, creating a clear path to on-site manufacturing and storefront opportunities.

SALE PRICE (BUSINESS)
\$440,000*

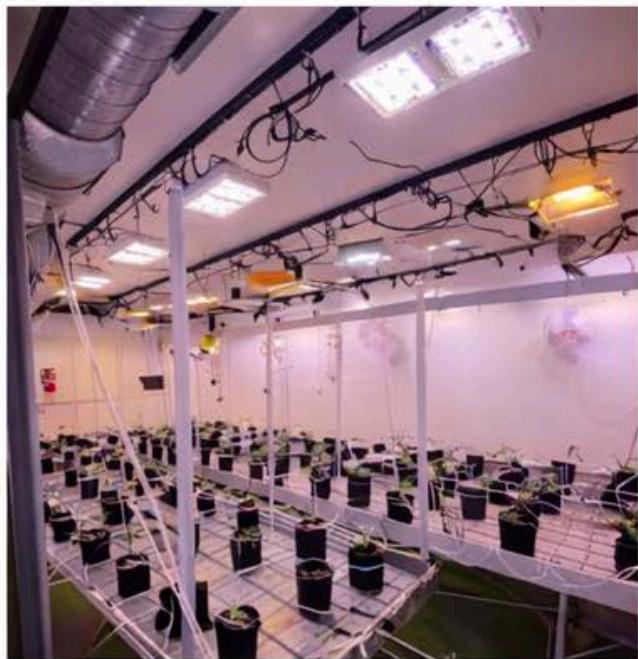
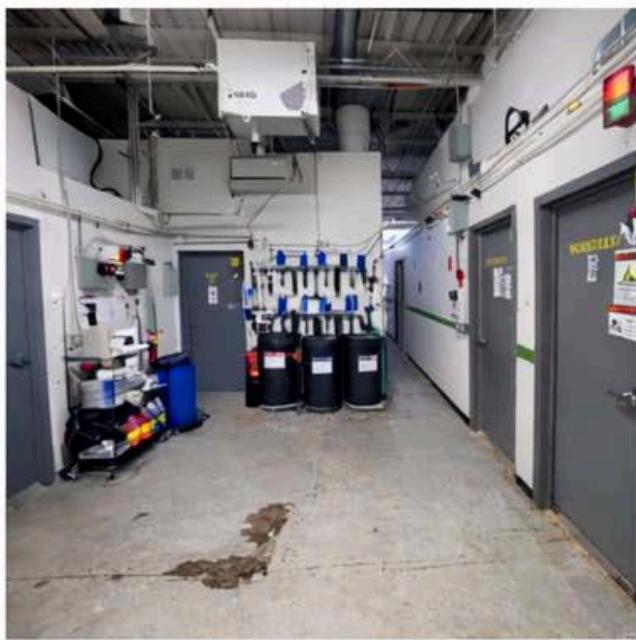
PRICE INCLUDES: OPERATIONAL BUSINESS + LEASE

BUILDING SIZE

3,000 sqft

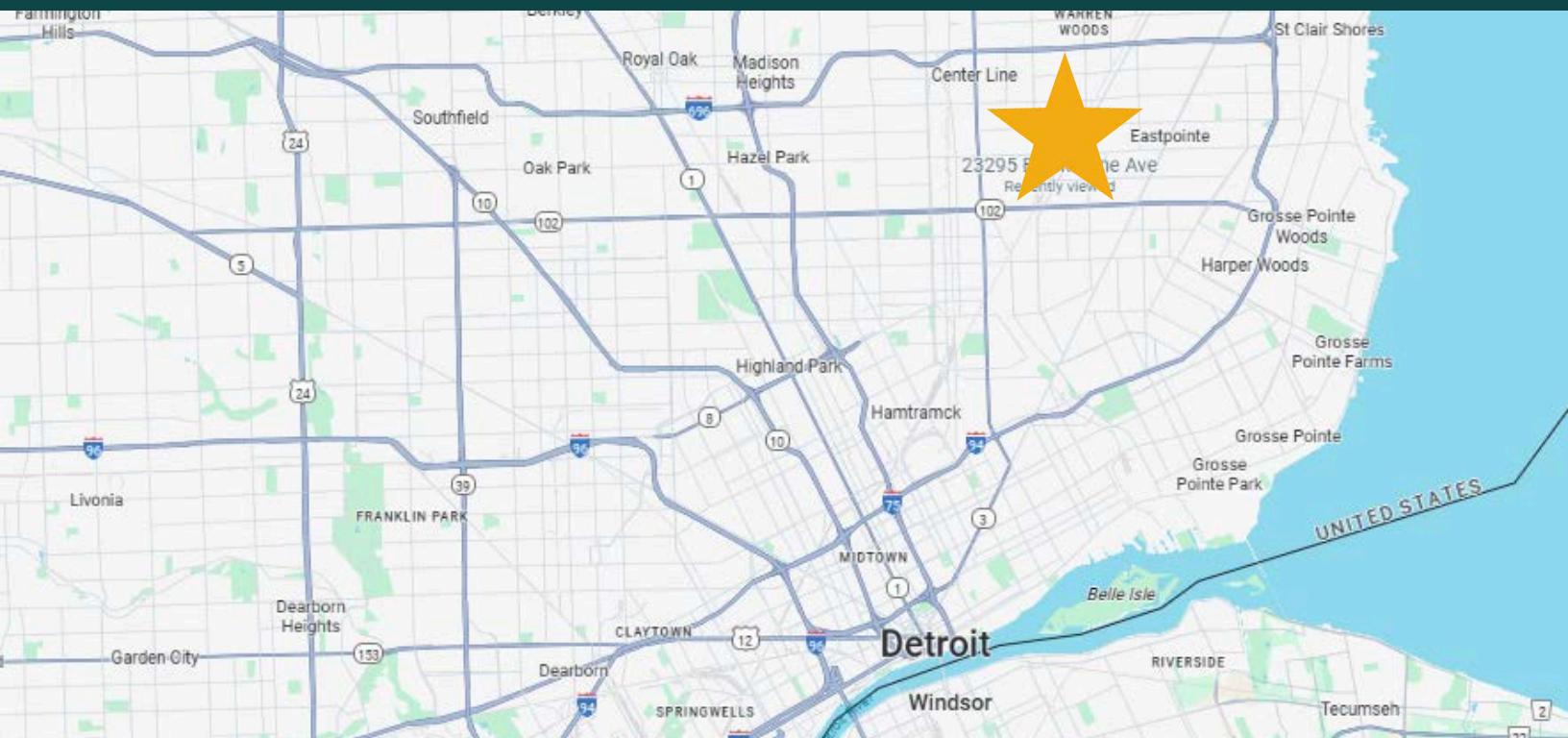
POWER

800 amps





LOCATION



AERIAL VIEW



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