

IONIA - OPERATING GREENHOUSE CULTIVATION FACILITY

1900 WEST MAIN STREET | IONIA, MI 48846



FOR SALE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

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PROPERTY HIGHLIGHTS

- Fully operational Greenhouse Cultivation facility available for sale - includes the real estate, all existing infrastructure, and license.
- The property zoned as 201 Commercial-Improved, features two (2) climate-controlled greenhouses and a dedicated support steel building.
- The support steel building features two (2) vegetation rooms, one (1) clone room, one (1) dry room, one (1) vault room, one (1) mechanical room, and one (1) ADA restroom.
- The greenhouses are equipped with light deprivation, irrigation, supplemental lighting, and security measures.
- Conveniently located in Mid-Michigan's strong climate and offers nearby I-96 & M-66 freeways.
- Surrounded by a strong residential population and various national tenants.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	5,596	12,646	52,867
Total Population	20,721	39,180	149,873
Average HH Income	\$81,180	\$86,769	\$104,745

BUILDING SIZE

Total Building Size: 6,288 SF
 Greenhouse A: 2,880 SF
 Greenhouse B: 2,112 SF
 Steel Building: 1,296 SF

LAND SIZE

3.57 Acres

ASKING PRICE

\$125,000

AREA TENANTS

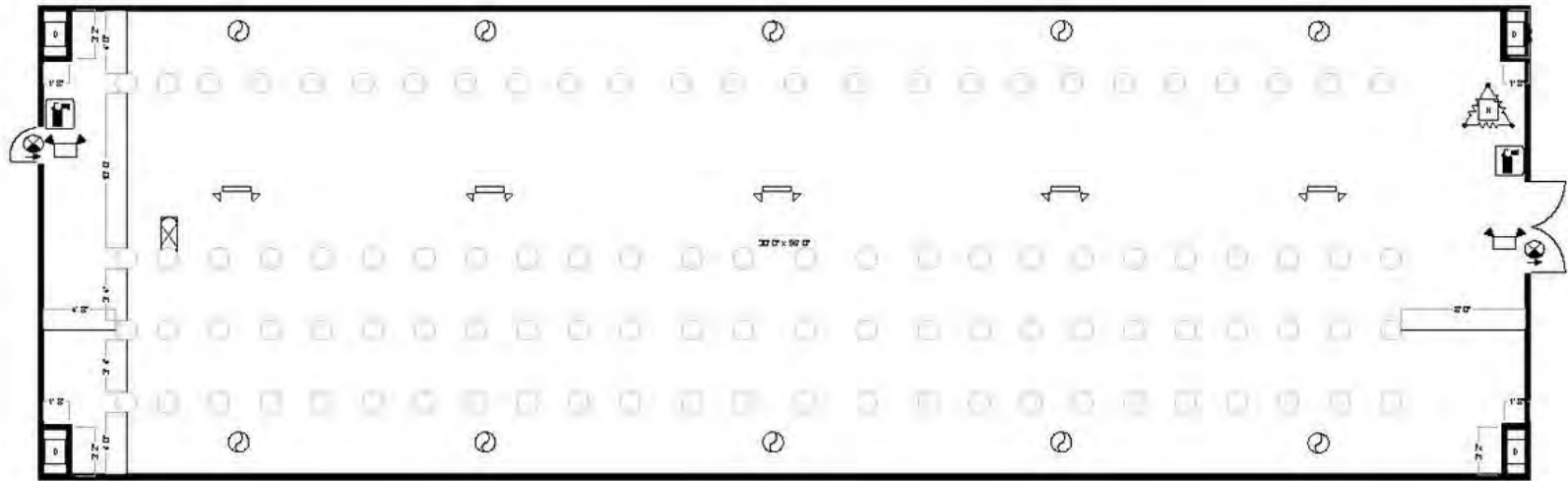




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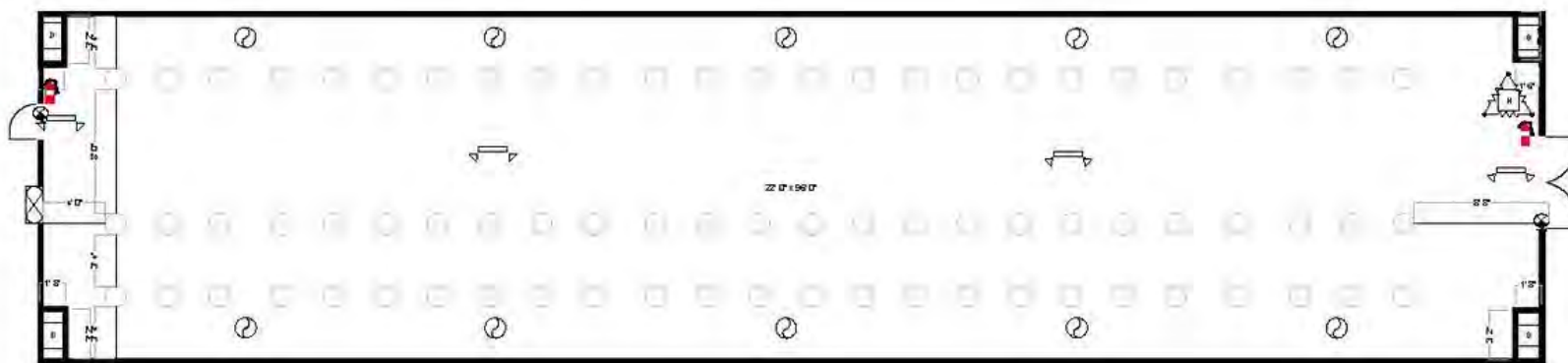
Green Harvest Farms
1900 West Main Street
Pre-Existing Industrial Hoop House Greenhouse A



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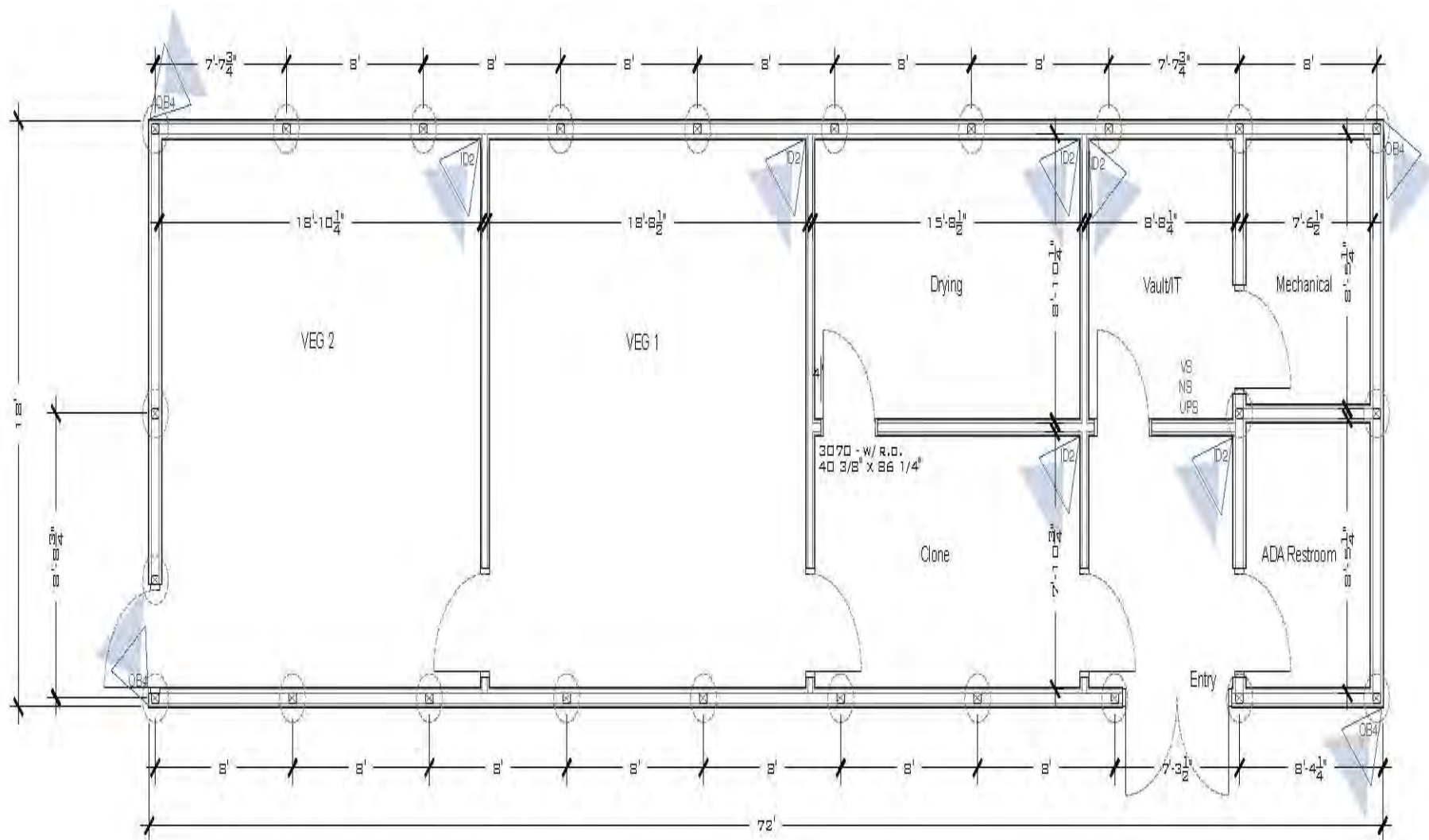
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Green Harvest Farms
1900 West Main Street
Pre-Existing Industrial Hoop House Greenhouse B



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FLOOR PLAN

SCALE = $\frac{3}{8}'' = 1'-0''$

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GREENHOUSES

- Class C Cannabis Cultivation license
- 10 Year Poly-covering
- Intake and Exhaust fans
- Light deprivation system
- Concrete slab floor
- 360,000 BTU Heaters
- Well water with a reverse osmosis system
- Emergency generator
- One Hundred and Eighty (180) x 530W Led lights
- Security System

STEEL BUILDING

- Twenty (20) x 530W Led Lights
- Two (2) Grow rooms
- Vault
- Cure room
- Bathroom
- Clone room
- Mechanical room
- Security System



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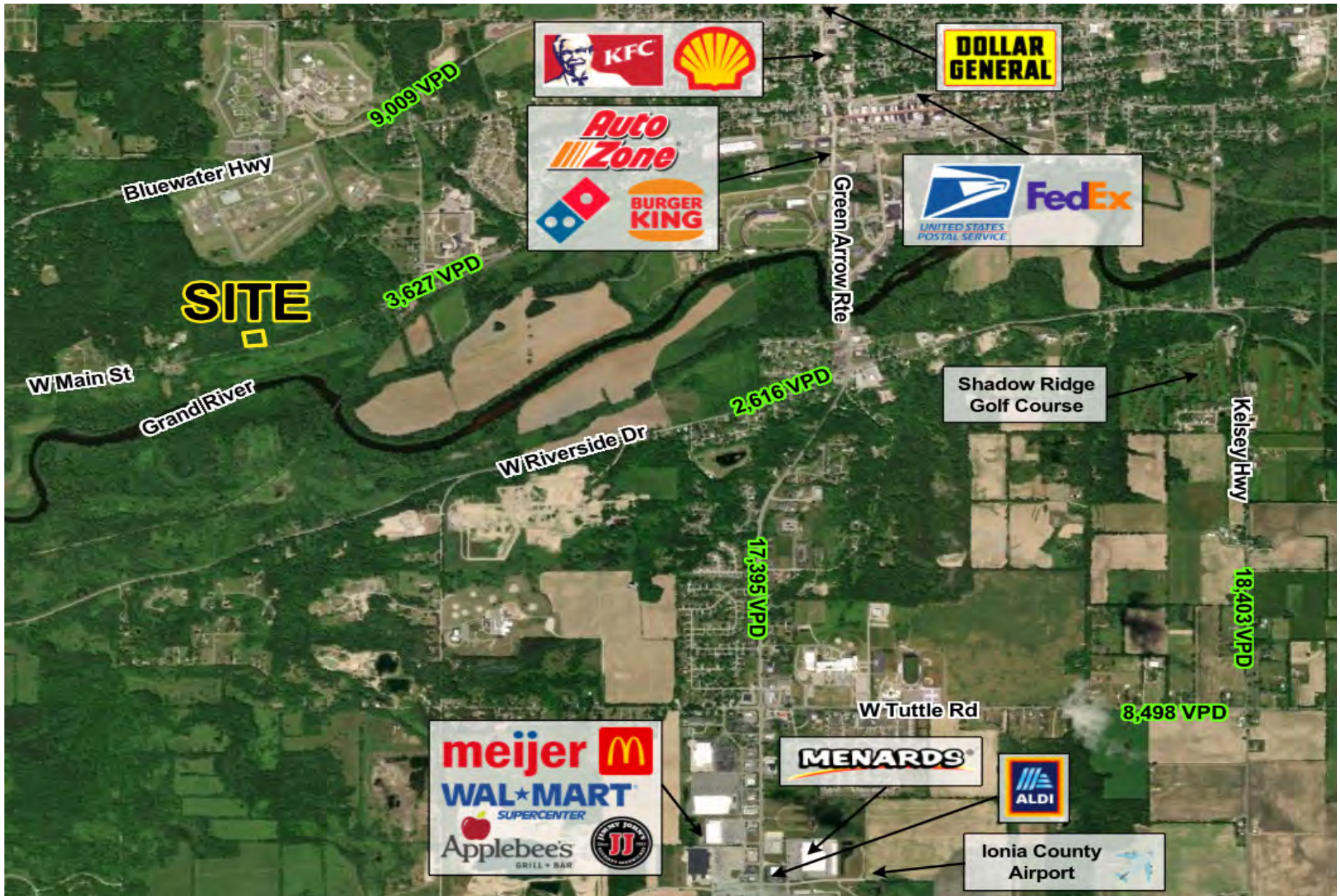
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SERVICES

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.

