



SHOWCASE COMMERCIAL

FOR SALE and LEASE – Commercial Building + Grow Equipment

35 Wells Street, Crosswell, MI

For SALE

FOR SALE \$229,000

FOR LEASE \$10 PSF GROSS LEASE

Perfect for a retail storefront, office, light industrial or indoor caregiver cannabis grow operation use – this all-block building is secure, solid, and loaded with potential.

For Sale Only \$229,900 | Real Estate + Equipment Included!

4,000 SF Commercial Property | Zoned & Ready

Property Highlights:

- ✓ Approx. 4,000 square feet of industrial/commercial space
✓ Solid block construction with only two access points for easy security
✓ Three flower rooms already built out
✓ One open space (approx. 40' x 35') – perfect for expansion, retail showroom, or additional grow space
✓ Includes existing grow equipment ready to operate or retrofit



Electrical & HVAC:

- ✓ (3) 200 AMP panels – currently only one phase of the three-phase main is in use (easy to expand!)
✓ Two 5-ton mini split HVAC units + 1 standard 5-ton AC unit – climate ready!
✓ Future-proofed for scaling up operations

Best Use Options:

- Retail storefront or hybrid showroom/warehouse
• Office
• Light industrial, processing, or storage
• Commercial workshop or creative studio with room to expand
• Former Cannabis Caregiver Grow Facility



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