

# FOR SALE

**44518 State Highway 74,  
Hemet, California 92544**

**Asking Price: \$1,200,000**



## Prime Cannabis Dispensary & Cultivation Center – Rare Investment Opportunity!

Seize your place in one of the fastest-growing industries with this exceptionally rare property. Zoned for cannabis dispensary and cultivation operations, this location already has plans submitted to the county, which will transfer to the buyer — allowing you to skip lengthy approval timelines and launch operations quickly.

With ample space to expand, the property also presents the perfect opportunity to develop a shopping center, adding long-term passive income to your revenue streams. Retail-zoned cannabis properties like this are nearly impossible to find, making this both a lucrative business launchpad and a valuable long-term investment.



# PROPERTY HIGHLIGHTS

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-  Zoned for cannabis dispensary & cultivation.
-  County-submitted plans included.
-  Space for future shopping center development.
-  Dual income potential from retail & cultivation.
-  Located in a high-demand, scarce retail zone.

## PROPERTY DETAILS

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Price	:	\$1,200,000
Occupancy	:	Delivered Vacant
Lot Size	:	66,211 SF (1.52 Acres)
Zoning	:	Green Zone
Year Built	:	1958
APN	:	4548-092-067

Don't wait — opportunities like this move fast.  
Call today to secure your advantage in a  
billion-dollar market.

FOR ADDITIONAL INFORMATION OR SHOWING CONTACT

**DAVID LIMON**

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Email: [DLimon@HIPACKinc.com](mailto:DLimon@HIPACKinc.com)



# PHOTOS

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**Disclaimer:**

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David Limon | DRE# 00908480 | Your Home Selling Pros

