



FOR SALE

# TURNKEY OPERATIONAL CANNABIS CULTIVATION FACILITY

2335 W MAIN ST, LOWELL, MI 49331



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



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# INVESTMENT HIGHLIGHTS



## SECOND LARGEST CANNABIS MARKET IN THE UNITED STATES

Michigan is the second largest recreational cannabis market in the country behind only California. Michigan had recreational cannabis sales of \$3 Billion in 2023, which is a 30% growth since \$2.3 billion in 2022.



## STRATEGIC LOCATION FOR RETAIL COMPONENT

The site currently has a vacant 1,200 SF building on site in front of the cultivation facility. that could be used for retail. With over 15,800 vehicles per day on Main St and located on a retail corridor, this provides an excellent opportunity to repurpose.



## CLOSE TO DOWNTOWN GRAND RAPIDS & GERALD R FORD INTERNATIONAL AIRPORT

Located in a rural area of west Michigan, this property is only 20 minutes east from downtown Grand Rapids - one of Michigan's key cannabis market. The surrounding Grand Rapids metropolitan area has a population of over 1,000,000.



## GREAT INVESTMENT OPPORTUNITY

This is a rare opportunity to acquire a state-licensed cultivation facility in Michigan. With a strategic location, modern infrastructure, and a turnkey setup, this facility offers a perfect blend of operational readiness and future growth potential.



## TURN-KEY READY OPERATION

Operational since 2022, this 27,000 SF facility is already up and running, allowing for a seamless transition for the next operator. Designed with precision, this facility is equipped with the latest cultivation technology, ensuring optimal production and efficiency.



## COST EFFECTIVE SOLUTION

In Michigan's current cannabis market, choosing a turnkey facility is the smartest option. Rising labor and material costs make building from scratch inefficient and costly. A turnkey solution saves money and speeds up revenue generation, offering buyers maximum value and reduced risk.



# CANNABIS OPERATION SNAPSHOT



27,000 SF FACILITY WITH  
10,000 SF CURRENTLY USED  
FOR CULTIVATION



LOCATED ON 3.11 ACRES  
WITH ROOM  
FOR EXPANSION



FOUR FLOWER ROOMS  
AND ONE VEG ROOM



2,500 AMPS  
3 PHASE POWER



STATE OF THE ART  
FIRE SUPPRESSION SYSTEM  
THROUGHOUT



TEN (10) 20-TON  
AIR CONDITIONING UNITS



375 TOTAL LIGHTS:  
224 HPC LIGHTS  
146 LED LIGHTS



MODERN OFFICES TO SUPPORT  
SUCCESSFUL GROW OPERATION



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

This facility boasts an impressive cultivation setup, providing ample room for both veg and flower stages. The facility boasts four (4) flower rooms and one (1) veg room. It was designed for optimal cultivation performance, featuring high-quality grow equipment including 224 HPC lights (56 per flower room), 146 LED lights, rolling racks, and a state-of-the-art HVAC system, fire suppressant, and security system. This facility can support extensive operations with 2,500 amps and 3-phase power, ensuring uninterrupted cultivation cycles.

Situated in the greater Grand Rapids area, this facility benefits from a prime location within one of Michigan's key cannabis markets. The area provides easy access to major transportation routes, a strong local workforce, and a supportive community for the cannabis industry.

This is a rare opportunity to acquire one of the best state-licensed cultivation facilities in Michigan. With a strategic location, modern infrastructure, and a turnkey setup, this facility offers a perfect blend of operational readiness and future growth potential. Whether you're looking to expand your current operations or enter Michigan's lucrative cannabis market, this property is the ideal choice.

## PROPERTY INFORMATION

ADDRESS	2335 W Main St Lowell, MI 49331
TYPE	Warehouse
BUILDING SIZE	27,000 SF
ZONING	C-3 General Business
LAND SIZE	3.11 Acres
PARCEL ID	41-20-03-301-033
CONSTRUCTION	Concrete & Steel
YEAR BUILT / RENOVATED	1950 / 2021
CEILING HEIGHT	16' - 20'
POWER	2,500 Amps / 3-Phase
PARKING SPACES	35
TRAFFIC COUNT	15,819 VPD
MARKET	Grand Rapids
SUBMARKET	Ada/Lowell
LOCATION TYPE	Rural
<b>SALE PRICE</b>	<b>\$4,500,000</b>
<b>PRICE PER SF</b>	<b>\$166.66</b>



# MARKET OVERVIEW

Lowell is located just 18 miles east of Grand Rapids, the second largest city in Michigan. It was one of the first cities in Michigan to embrace recreational marijuana sales, with up to nine dispensaries and several grow centers at its peak.

Lowell is a small but vibrant city located at the mouth of the Flat River, making it an attractive destination for outdoor enthusiasts. It also offers unique shopping, antiques, history, arts, and dining with a small-town flair. The cannabis market in Lowell has seen both growth and contraction in recent years. With up to nine dispensaries and several grow centers at its peak, the market has since corrected itself and now hosts five dispensaries due to market saturation and the opening of dispensaries in neighboring areas.

Each dispensary generates significant revenue for the city through a 10% excise tax on adult-use sales, which has helped fund local infrastructure projects like road repairs. The cannabis industry in Michigan remains profitable overall, with the state seeing record-breaking sales of nearly \$280 million in December 2023 alone.

Grand Rapids encompasses an area of approximately 45 square miles and is located roughly 30 miles east of Lake Michigan. The city's population was 199,417 per the 2020 census. The city's economy is anchored by industries like healthcare, manufacturing, and education, with notable employers including Spectrum Health and Meijer. Education-wise, Grand Rapids is home to several universities and colleges, contributing to the city's highly educated workforce. Approximately 30% of residents hold a bachelor's degree or higher.

## WITHIN 5 MILES OF SUBJECT:



**18,100**  
POPULATION



**6,680**  
HOUSEHOLDS



**\$108,271**  
AVERAGE  
HOUSEHOLD INCOME



**\$284,941**  
MEDIAN  
HOME VALUE



**40.2**  
MEDIAN AGE



**\$244.8M**  
TOTAL SPECIFIED  
CONSUMER SPENDING



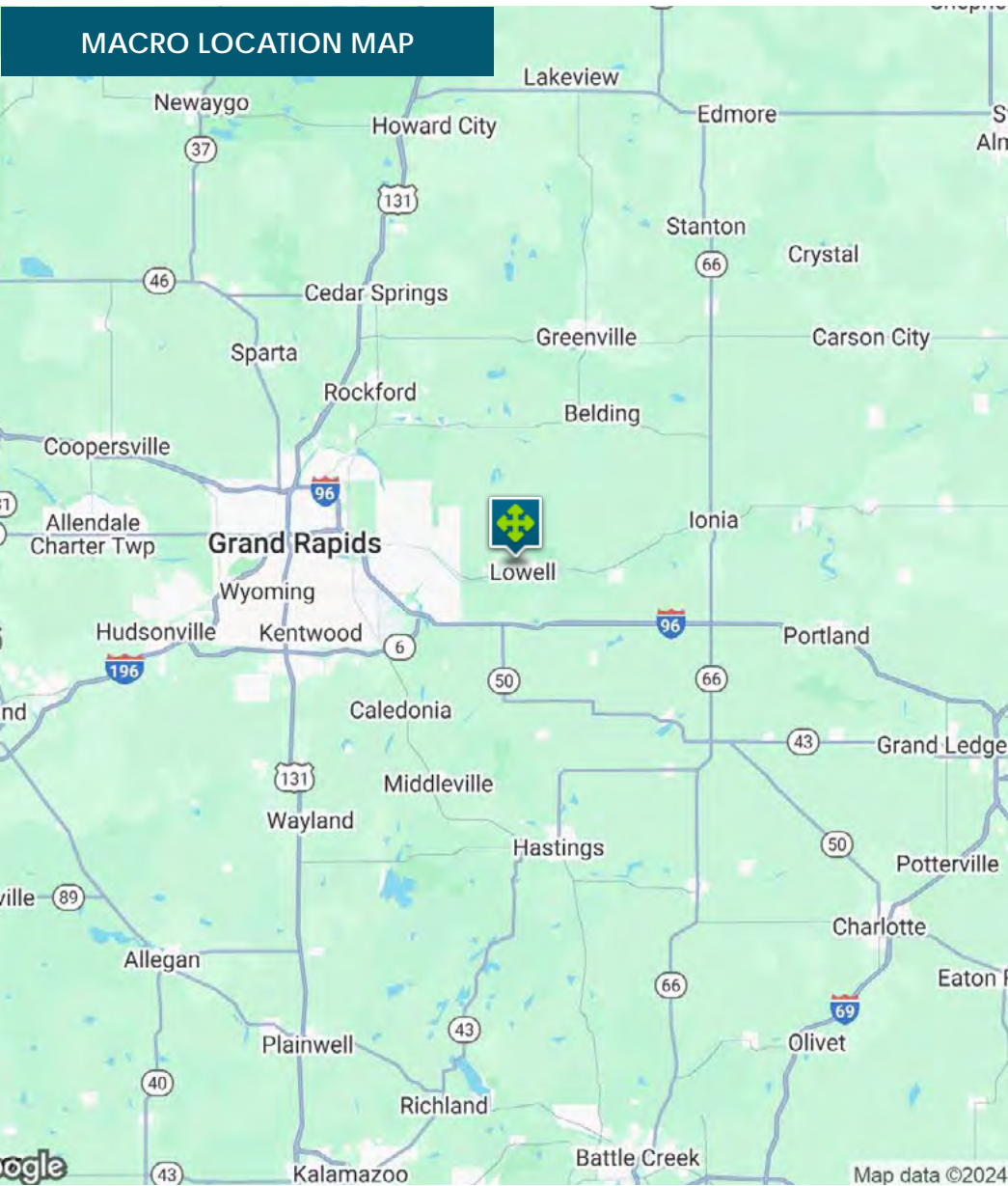
# AREA DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
2020 TOTAL POPULATION	8,491	17,374	76,663
2024 POPULATION	8,966	18,100	78,523
2029 POPULATION PROJECTION	9,131	18,403	79,632
MEDIAN AGE	38.5	40.2	41.5
BACHELOR'S DEGREE OR HIGHER	30%	36%	50%
<b>HOUSEHOLDS</b>			
2020 HOUSEHOLDS	3,273	6,412	27,600
2024 HOUSEHOLDS	3,453	6,680	28,274
2029 HOUSEHOLD PROJECTION	3,515	6,792	28,675
AVERAGE HOUSEHOLD SIZE	2.5	2.7	2.7
<b>INCOME</b>			
AVG HOUSEHOLD INCOME	\$89,835	\$108,271	\$133,144
MEDIAN HOUSEHOLD INCOME	\$77,822	\$89,959	\$101,379
TOTAL SPECIFIED CONSUMER SPENDING	\$111.3M	\$244.8M	\$1.1B
<b>HOUSING</b>			
OWNER OCCUPIED HOUSEHOLDS	2,656	5,718	24,735
RENTER OCCUPIED HOUSEHOLDS	859	1,073	3,939
MEDIAN HOME VALUE	\$253,742	\$284,941	\$342,089

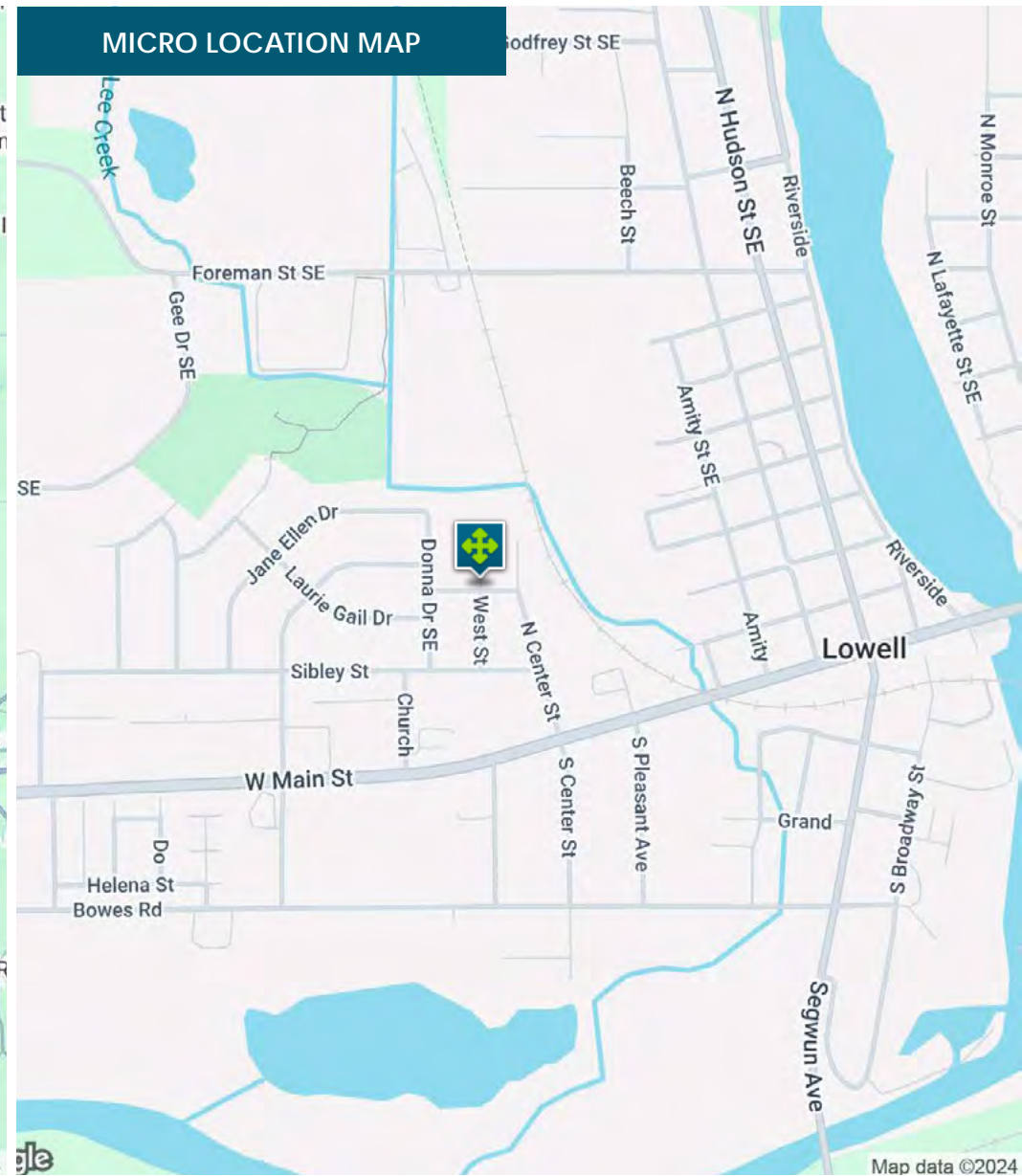


# LOCATION MAPS

MACRO LOCATION MAP



MICRO LOCATION MAP



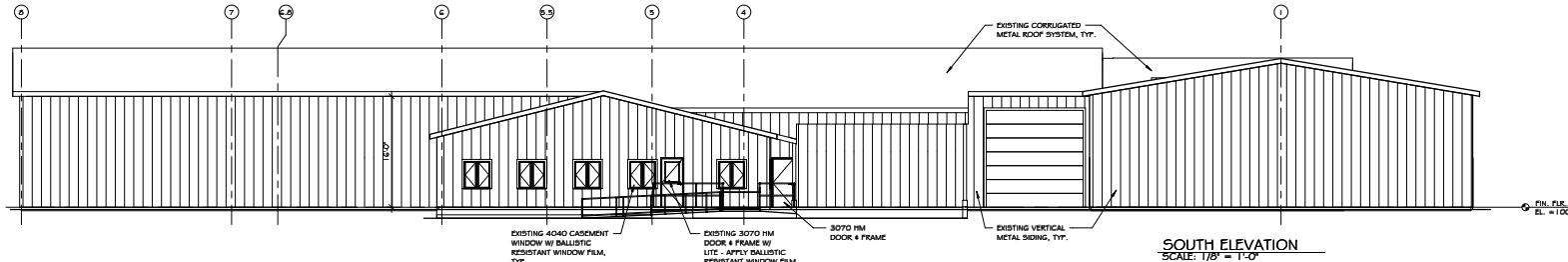
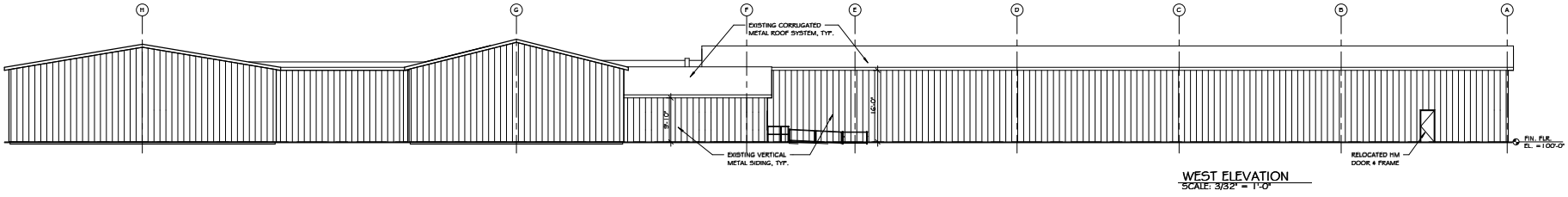
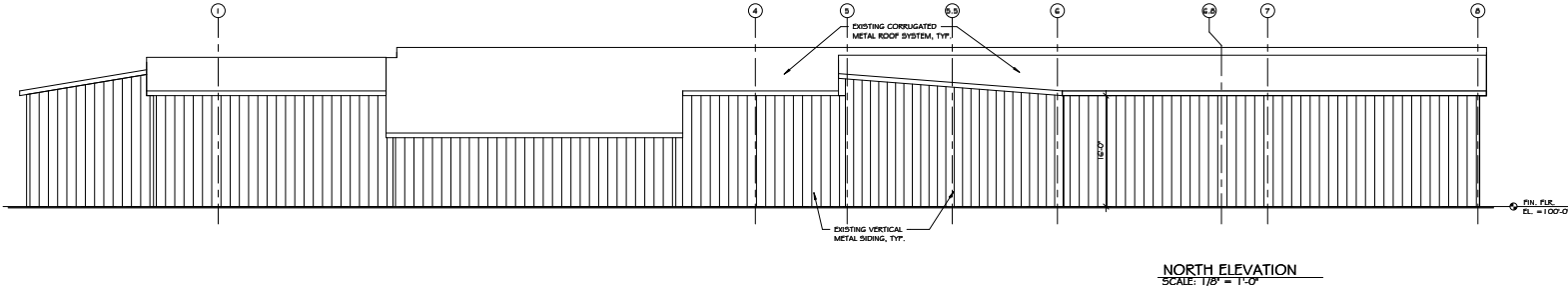
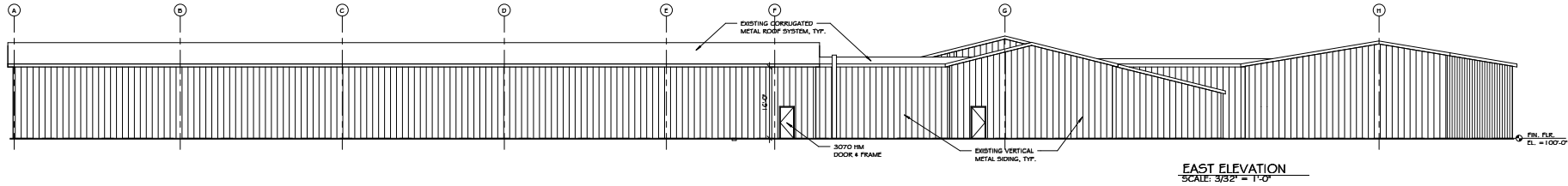


# NEARBY AMENITIES



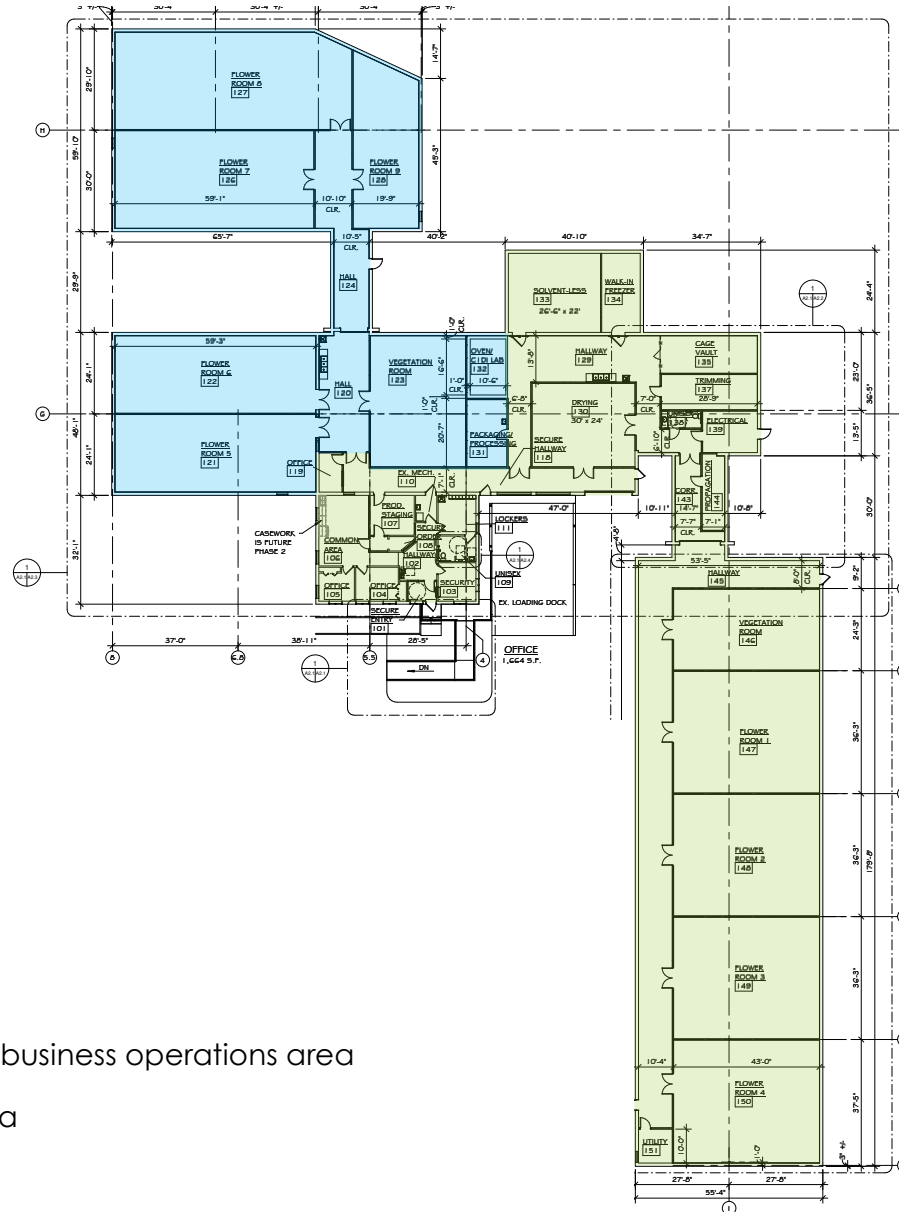


# BUILDING ELEVATIONS





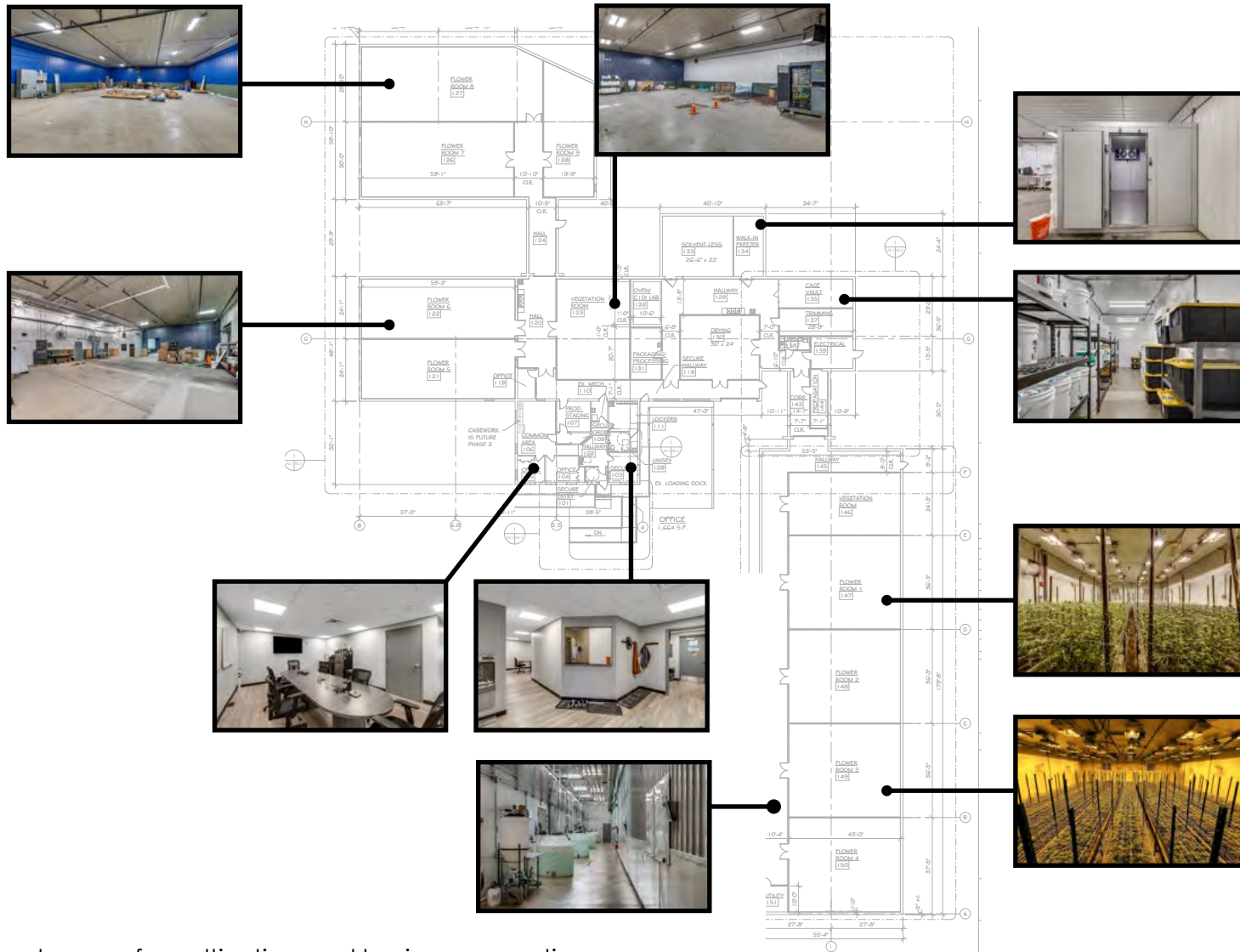
# FLOOR PLAN



- = Current cultivation and business operations area
- = Potential expansion area



# FLOOR PLAN DIAGRAM



= Built-out space for cultivation and business operations



# AERIAL PHOTO





# AERIAL PHOTO





# AERIAL PHOTO





# EXTERIOR PHOTOS // CULTIVATION FACILITY





# EXTERIOR PHOTOS // CULTIVATION FACILITY





# PHOTOS // ANCELLARY RETAIL BUILDING



1,200 SF retail building with parking provides additional opportunities for revenue generation





# INTERIOR PHOTOS // FLOWER ROOMS



Current canopy for cultivation is 10,000 SF and includes a veg room and four flower rooms





# INTERIOR PHOTOS // OPEN AREAS



There are currently three open areas that can be utilized to expand cannabis cultivation operations.





# INTERIOR PHOTOS // POWER FEATURES

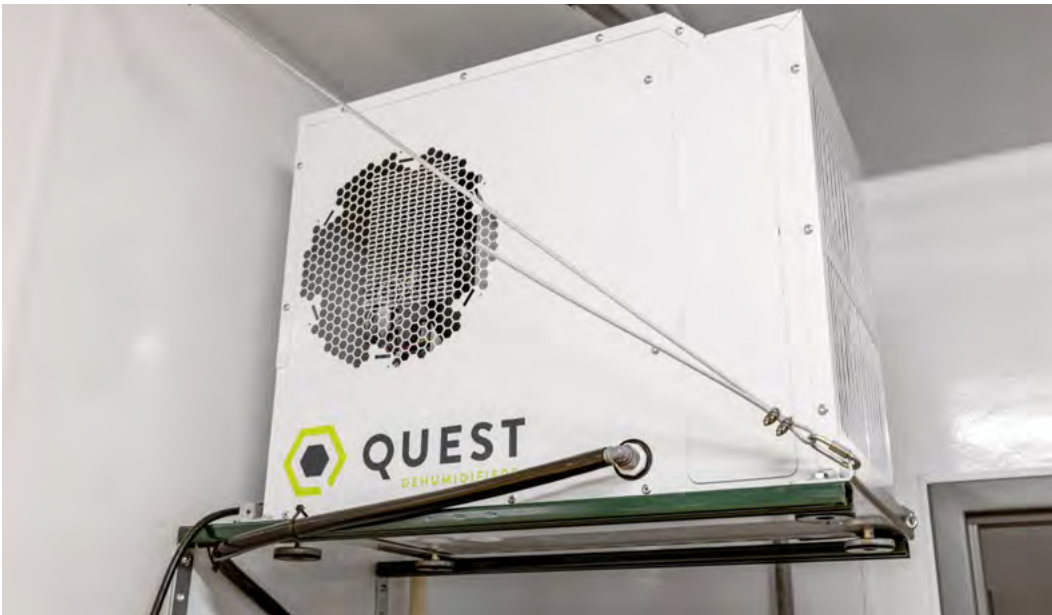




# INTERIOR PHOTOS // EQUIPMENT



Dry room



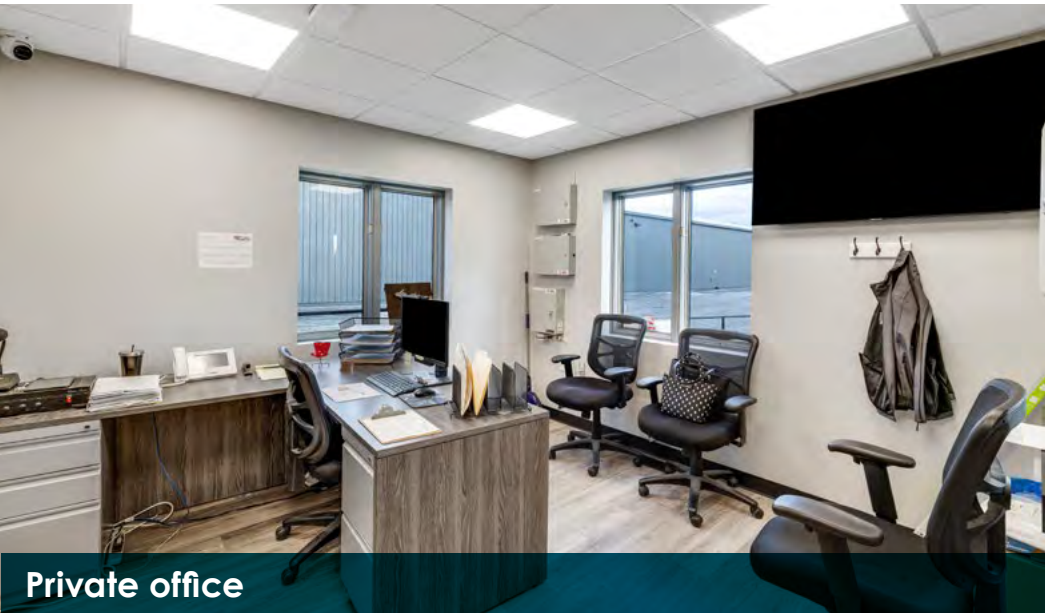
9' x 11' Walk-in Cooler



Vault



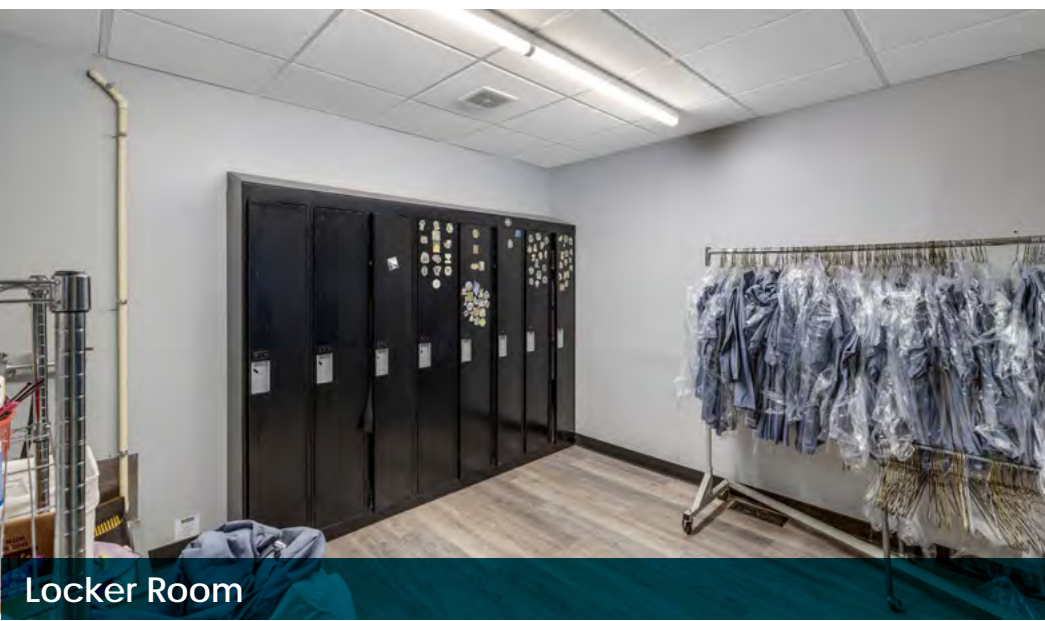
# INTERIOR PHOTOS // OFFICES



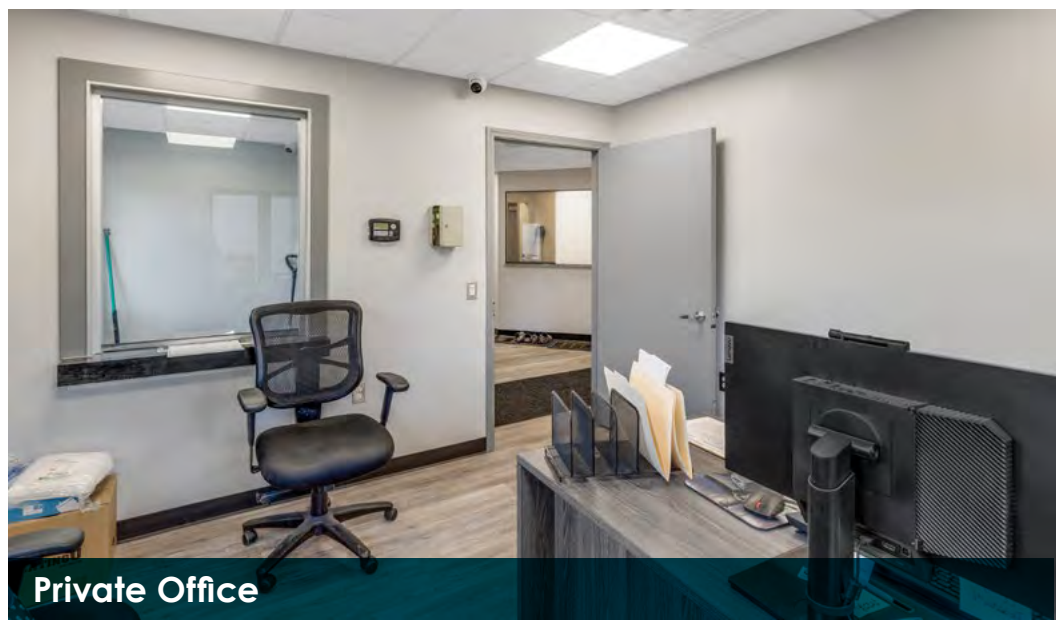
Private office



Conference Room



Locker Room



Private Office



# CONTACT US

For more information, or to schedule a tour of this exciting opportunity, please contact the exclusive listing team:



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