

SEALED BID AUCTION

December 2025 | MINIMUM BID: \$800,000



HIGH-END INDUSTRIAL BUILDING FORMER CANNABIS CULTIVATION FACILITY NEWER BUILD 2022

10,960 SF | 1.93 AC LOT | PUBLISHED RESERVE

3129 East Laketon Avenue, Muskegon, MI 49442



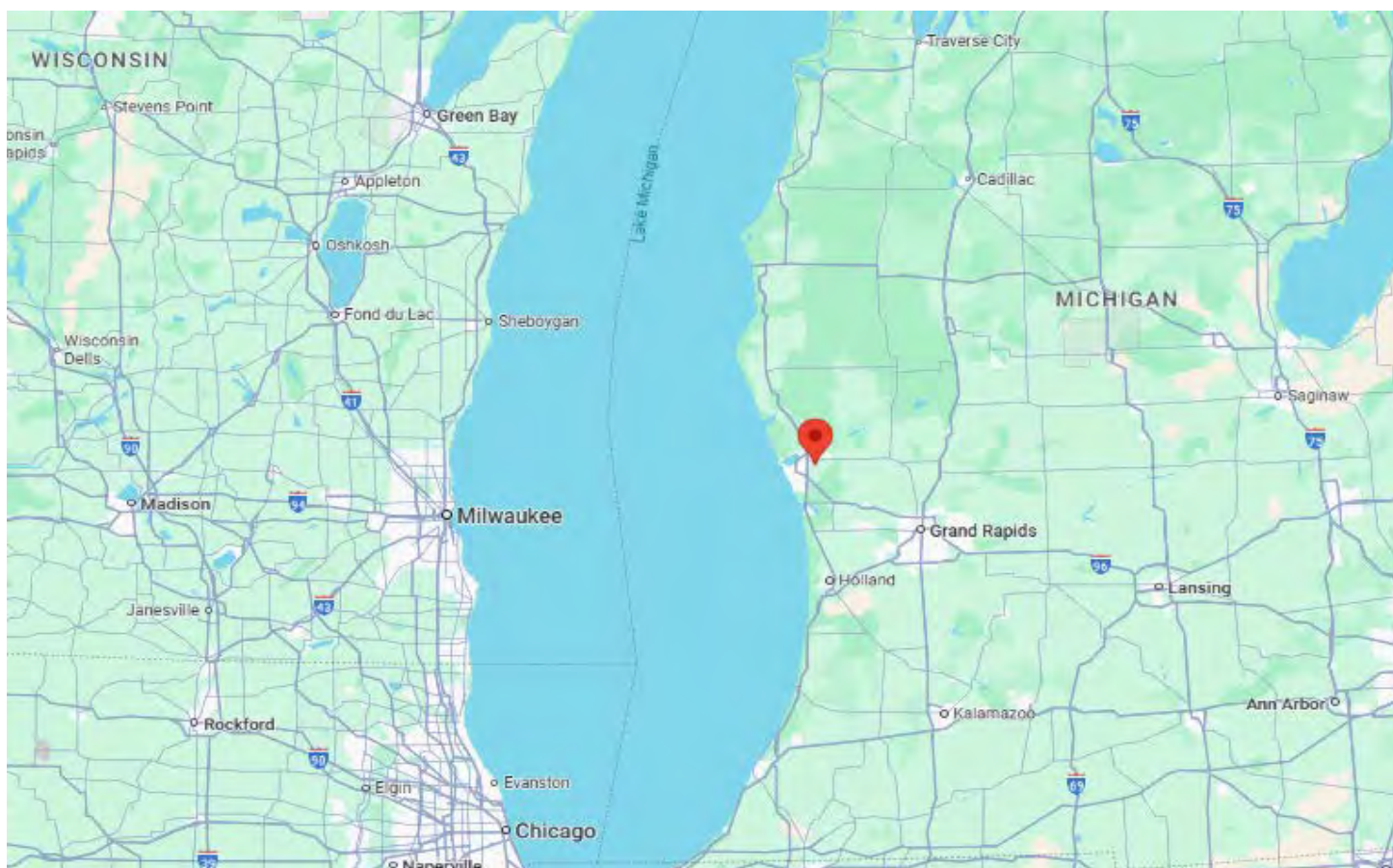
Executive Summary

Zetabid is pleased to present for seal bid auction this high-end industrial site in Muskegon, Michigan. Formerly operating as a recreational cannabis cultivation facility, this is an amazing opportunity to acquire a newly built turnkey industrial building with multiple use cases or continue as a highly efficient cannabis grow facility. No expense was spared when the owners built out this space. Thoughtfully designed and has up to 2,000 amps of power, plenty of high efficiency HVAC systems, multitudes of circulation systems, and uses a mixture of high-end lights. Seller also has a 300KW Diesel Backup Generator that can be sold separately.

Please visit our due diligence vault for additional information along with other important documents. There is no bid deposit required to participate in the auction. Pre-auction offers are welcome and the opening bid is also the published reserve!

Minimum Bid Amt	\$800,000
Published Reserve	\$800,000
Property Type	Industrial
Property Sub Type	Cannabis Grow Facility
Lot Size	1.93 AC
Sale Type	Owner/User Investor
Equipment	All Included (Except Generator)

APN	10-035-200-0009-0
Zoning	Commercial
Parking Spaces	35
Year Built	2022
Electrical	2000 Amp 3 Phase 480 Volt
City Sewer	
City Water	



Sale Procedures

Sealed Bid: This is a sealed bid sale with all bids due prior to the posted dates. Auction sale dates will be posted on the property webpage on www.zetabid.com and subject to change. Participation is subject to the Auction Terms and Conditions posted on the auction website. Bids must be placed via the online form and require an upload of a standard proof of funds document. The high bidder may be determined by seller at its sole discretion based on a combination of highest price and most favorable terms.

[Click to View Auction Website](#)

Sale Terms:

Diligence: All bids may have a due diligence period of up to 14 days.

Closing: Closing within 15 days after diligence period.

Financing: Terms may not have a financing contingency (you may get a loan but not contingency).

Earnest Money Deposit: Minimum of 5%.

Buyer Premium: Buyer shall pay to Zetabid a Buyer's Premium of 4% at closing (added to the winning bid amount to create the Purchase Price).

Reserve: Minimum reserve price is \$800,000.

Diligence: A document vault may be accessed from the Zetabid.com website once you have registered. Some Information investors may need to evaluate the property will not be included in the document vault and must be obtained by the buyer at buyer's expense.

Brokers: A cooperating brokerage fee (on winning bid amount) is offered to broker's representing a buyer bidding in the auction. Commissions will not be paid to brokers who are principals in the buying entity or not included on the sealed bid form.

Showings: Call 818.426.2660 for an appointment.

Contracts: Winning bidder will be contacted and asked to execute the Purchase and Sale Agreement via DocuSign. If winning bidder does not execute the PSA within twenty-four hours the Seller may declare the second-place bidder as the winning bidder.

Confidentiality & Disclaimer Statement

Zetabid, Inc., collectively Zetabid ("Zetabid") have been retained by the seller ("Seller") as its exclusive auctioneer involving this property. This brochure has been prepared from information supplied to Zetabid by the Seller, listing broker and other 3rd party sources. Each potential buyer must obtain their own independent verification of all information contained herein.

The Seller, Zetabid, its employees and agents expressly disclaim as either seller or agent any warranty as to the property. Zetabid nor any of its affiliates or representatives has independently verified any of the information, including any approximations, estimates or projections, contained herein and does not undertake any obligation to independently verify any other written or oral communication. Until a mutually executed Purchase and Sale Agreement exists, no party shall have any obligation to each other.

CONTACTS

All inquiries shall be directed to

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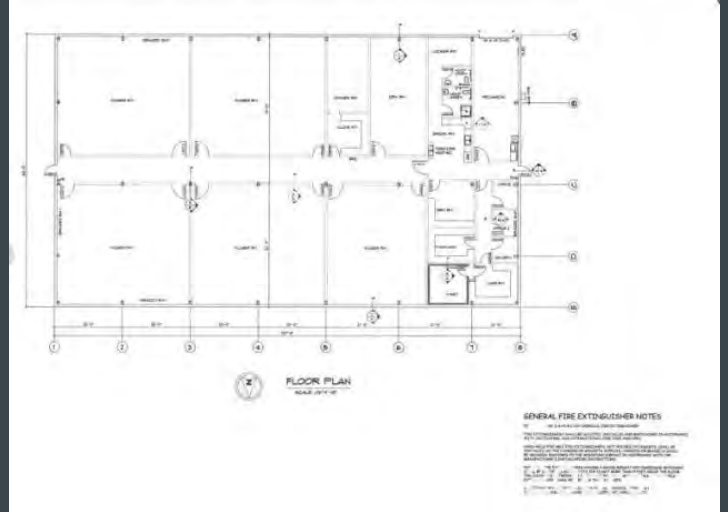
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ADDITIONAL PHOTOS



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For more information, please contact :

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