



HOT PRICE

**PRICE INCLUDES
REAL ESTATE + LICENSE**

ADULT-USE CULTIVATOR, TIER 2 INDOOR LICENSE
TIER 2 CULTIVATION OPPORTUNITY

4048 NEW CT AVE, SYRACUSE, NY 13206

OVERVIEW

Presenting an exceptional opportunity for cultivators: a licensed Tier 2 indoor cultivation facility, one of only 20 such licenses granted by the state in a highly competitive round! **Out of the 40 total cultivator licenses and thousands of retail licenses issued, this property is a standout as a rare find.** It presents the potential to develop a state-of-the-art cannabis operation tailored to meet the growing demands of the industry. Boasting a strategic location and ample space, this facility offers significant profit potential for cultivators.

This 21,993± SF industrial manufacturing building, situated on a 0.86-acre lot. The facility features three docks for efficient logistics and transportation. Ceiling heights reach up to 18', accommodating diverse operational requirements. Located less than 3 miles from Exit 35, Carrier Circle of I-90 (NYS Thruway), this property offers convenient access to major highways, ensuring efficient distribution and commuting.

HIGHLIGHTS

- **Exclusive Licensing:** The facility possesses a rare Tier 2 indoor cultivation license, limited to 20 recipients, boosting its market advantage.
- **Canopy Size:** Tier 2 license allows up to 12,500 square feet of canopy
- **Power:** 600 Amps (capable of 800) 3-Phase.

SALE PRICE \$2,950,000 \$2,650,000	LICENSE TYPE Tier 2 Cultivation
BUILDING SIZE 22,000 SF	LOT SIZE .86 Acres
CEILING HEIGHT 18 ft	LOADING DOCKS 3 total

CONTACT:

2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MI 48320
248-420-0420
WWW.CANNAZONEDMLS.COM



Canna Zoned MLS

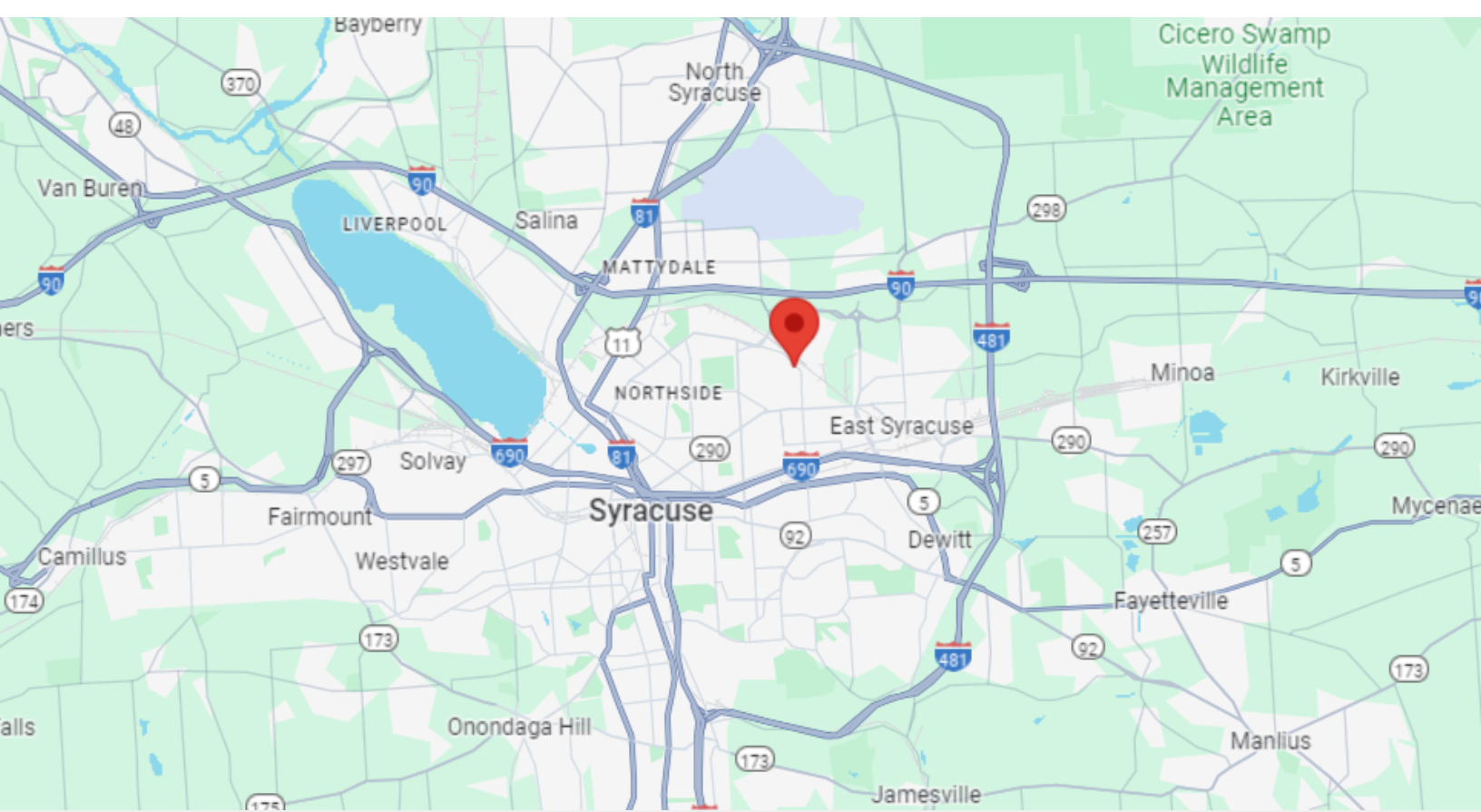


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**WANT TO KNOW MORE ABOUT
YOUR COMPETITION OR HOW TO
BEST OPTIMIZE YOUR
DISTRIBUTION?**

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PROPERTY? WE'VE GOT YOU
COVERED!**

**CHECK OUT ALL AVAILABLE PROPERTIES
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