



RETAIL PROPERTY FOR SALE IN NEW HARTFORD, NY

NEW YORK RECREATIONAL DISPENSARY

4790 COMMERCIAL DR, NEW HARTFORD, NY 13413

OVERVIEW

***\$950,000 includes the Adult-Use Retail Dispensary License, including state approvals and local land use entitlements. Real Estate is available to Lease for \$5,411/Month NNN**

This newly approved site for an adult-use retail dispensary at 4790 Commercial Drive in New Hartford, NY, offers an ideal location for dispensary operators. The 3,400 square foot building sits on a 0.25-acre lot and is located in a high-traffic area with over 40,000 cars passing by daily, ensuring excellent visibility and foot traffic. The property features a modern exterior, large parking lot, high ceilings, and large windows that create a bright, welcoming atmosphere. Its strategic location near popular retail centers and dining options like Chipotle and Panera Bread enhances its appeal, making it a prime choice for a successful dispensary.

HIGHLIGHTS

High Traffic Exposure: Located on a busy road with over 40,000 cars passing by daily, ensuring maximum visibility for the dispensary

Modern and Welcoming Design: The building boasts a modern exterior, large windows, and a bright, inviting atmosphere for customers. The layout can also easily incorporate a drive-thru

Easy Accessibility: Offers easy access from major highways, making it highly accessible for customers from surrounding areas

SALE PRICE

\$950,000*

BUILDING SIZE

3,400 sq. ft

5-MILE POP.

133,000+

DAILY TRAFFIC

40,000 +

CONTACT:

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



Canna Zoned MLS



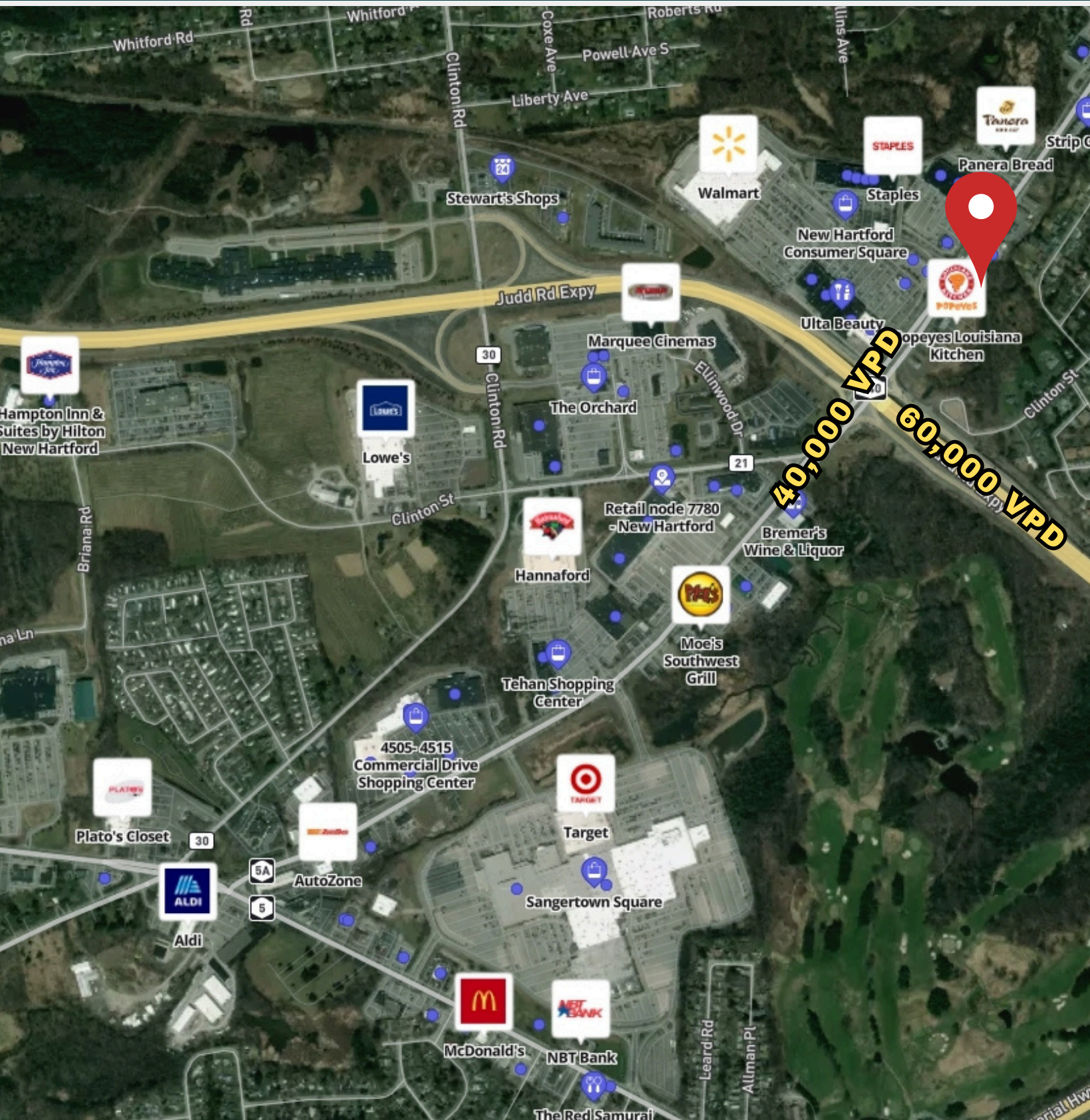
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RETAILER MAP + TRAFFIC COUNTS

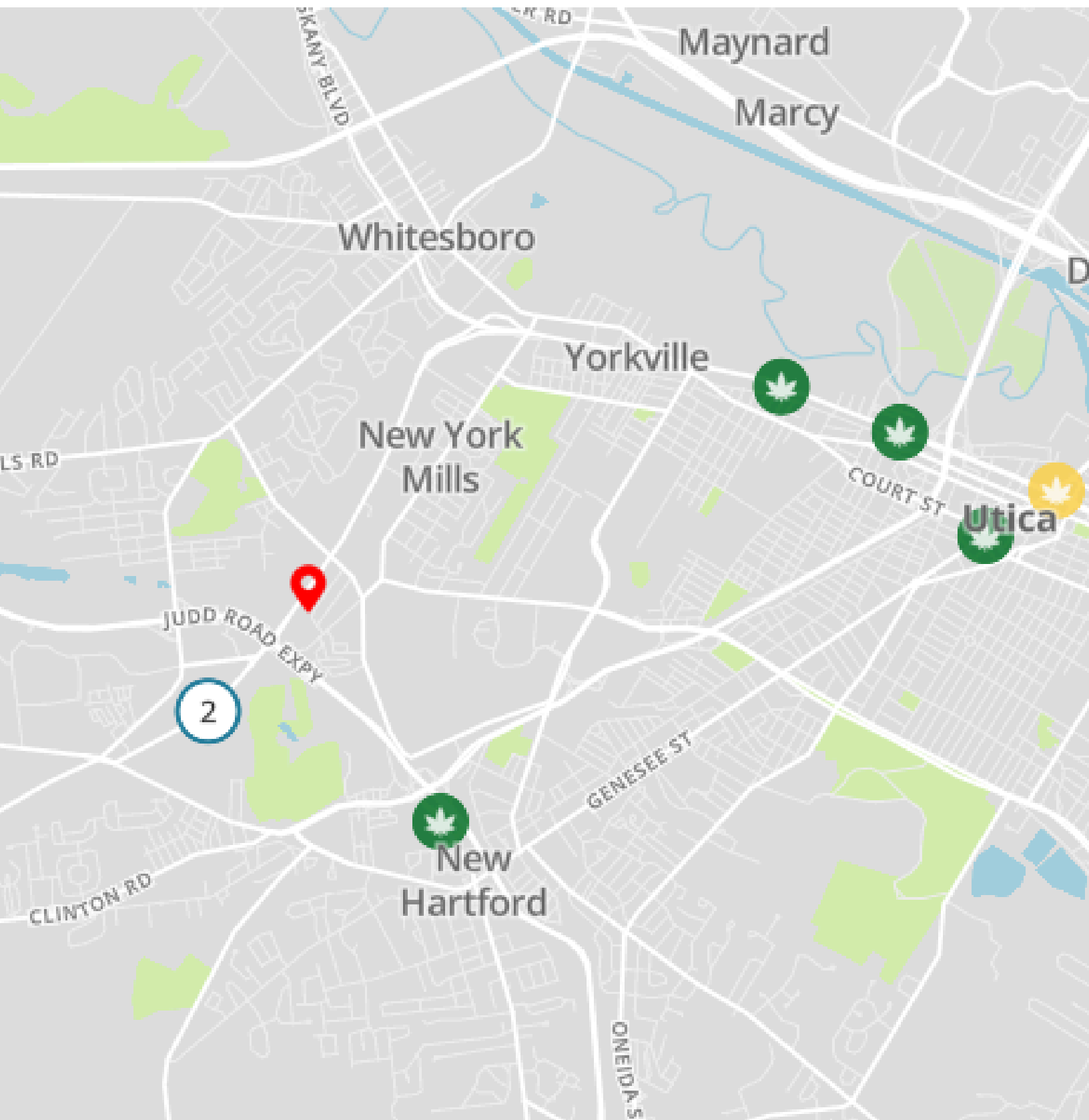


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COMPETITION MAP



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