

BREEDSVILLE - FORMER OPERATING/TURNKEY GREENHOUSE CULTIVATION SITE

186 WEST HOWARD AVENUE | BREEDSVILLE, MI 49027



FOR SALE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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PROPERTY HIGHLIGHTS

- Formerly operating and turnkey Greenhouse Cannabis Cultivation site available for sale - licenses and real estate included.
- The site features two (2) municipal Class C Grow licenses, and is turnkey will all furniture fixtures and equipment (FFE).
- A new operator has the ability to stack additional Class C Licenses for future expansion on the excess approximately 8 acres not in current use.
- In addition to Cannabis Cultivation, the site is also suitable for traditional agricultural farming.
- Conveniently located in Southwest Michigan's strong climate and offers nearby access to I-196, M-43, I-94, and M-40 freeways.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	2,693	10,420	56,237
Total Population	7,063	27,307	143,376
Average HH Income	\$70,840	\$73,886	\$89,948

BUILDING SIZE

Total Building Sizes: 81,600 SF
 Warehouse - 9,600 SF
 Twenty-Five (25) Greenhouses - 2,880 SF each

LAND SIZE

21.15 Acres

SALES PRICE

\$1,899,999 (Seller Financing Available)

AREA TENANTS



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EQUIPMENT LIST:

- Skid Steer
- Bad Boy Lawn Mower MZ with Kohler Motor 7000 Series 725cc
- Stihl Weed Wacker FS131
- Dual Sprayer
- Pulse Fogger
- Ultrasonic Humidifier
- Furnace
- Car Trailer
- Boxed Trailer
- 2010 Ford F250

WAREHOUSE:

- Two (2) Trane 20-ton air conditioning units
- Three (3) Quest 506 dehumidifiers
- Two (2) CleanLeaf air filtration systems
- One (1) North Star 100-gallon Skid Sprayer
- Two (2) Trinator trimming machines
- One (1) Mobius M108S Trimming Machine
- Two (2) Damm 100-gallon sprayers

SHED:

- Dosatron 4-pump system
- VDH Water Technology Chlorinsitu II ECA-water system
- Two (2) Subdrive Connect Water Pumps
- Fogco misting system
- Comptus wind control system

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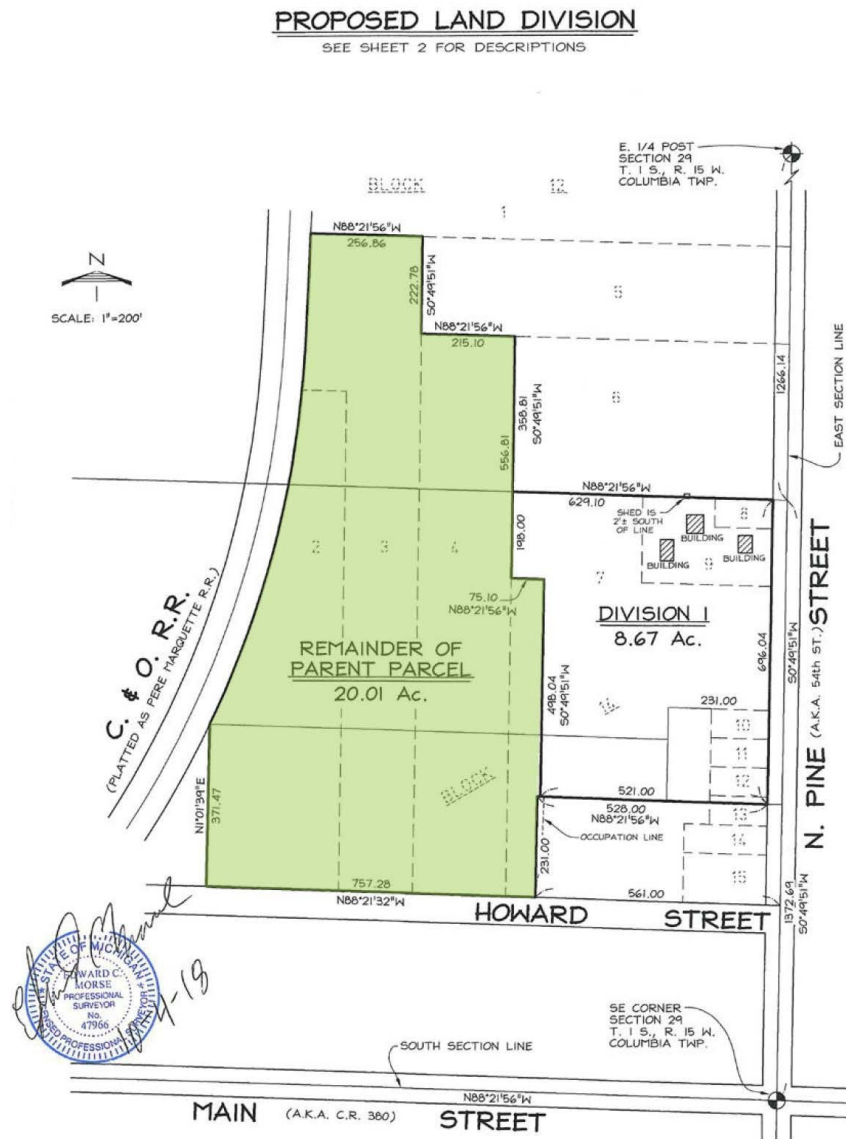
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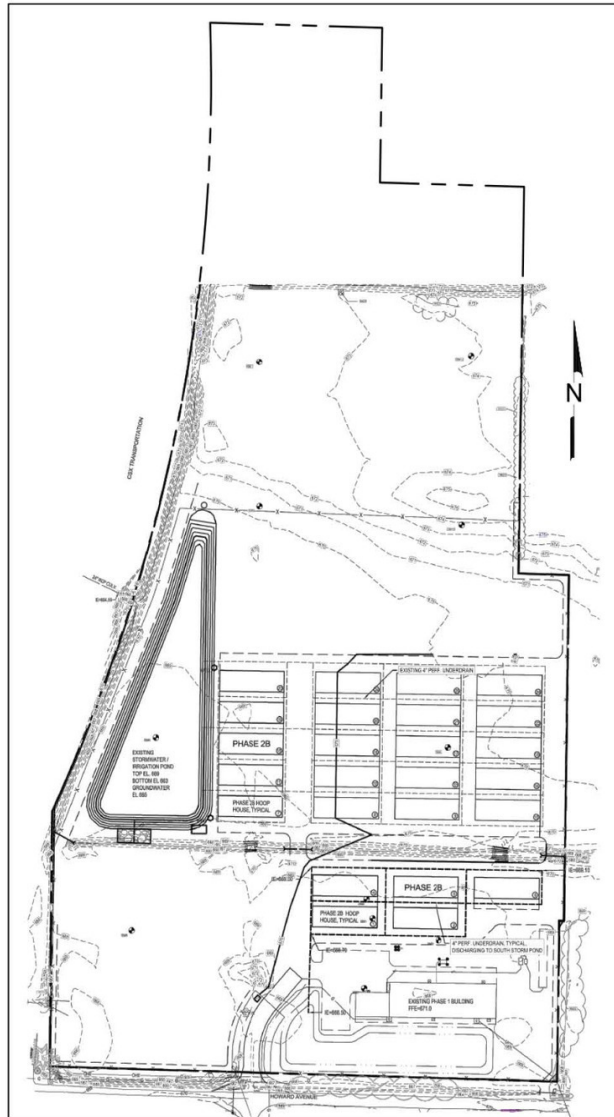
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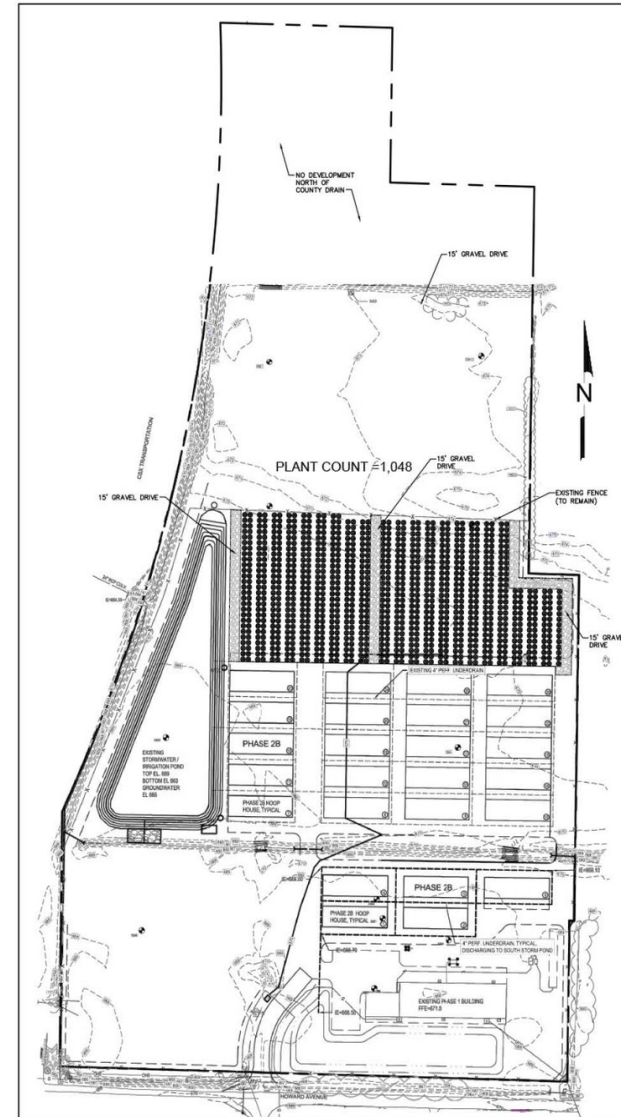
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EXISTING CONDITIONS
SCALE: 1" = 80'

GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS TO VERIFY BUILDING DIMENSIONS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
4. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIALS. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
5. DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED.
6. ALL WORK SHALL CONFORM TO THE CURRENT VILLAGE OF BREEDSVILLE STANDARDS AND SPECIFICATIONS.



PROPOSED LAYOUT
SCALE: 1" = 80'

PLANTING DETAIL
SCALE: 1" = 40'

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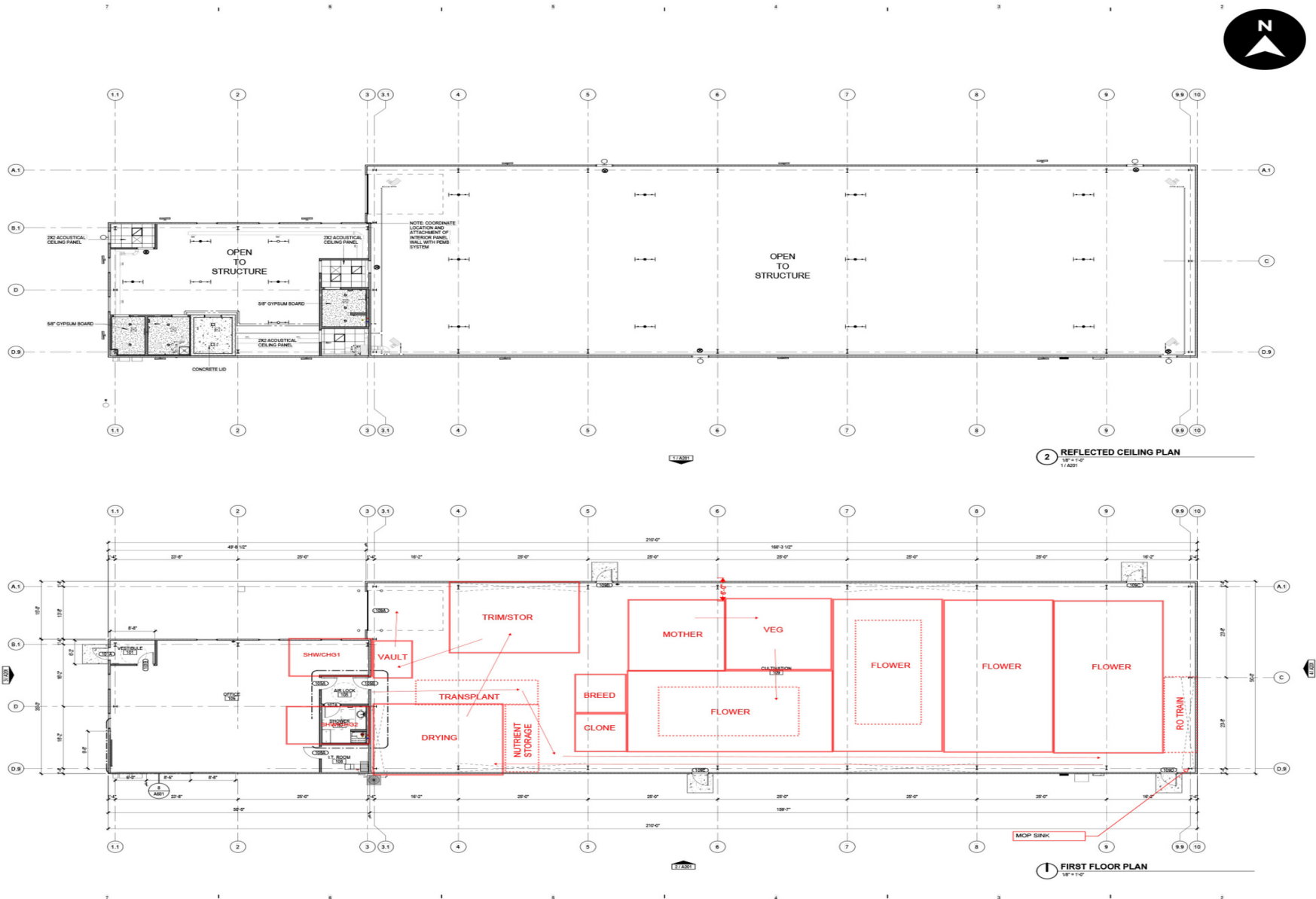
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CORBIN YALDOO

Founder/President
248.220.1110 x01
corbin@c3cre.com

SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

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