

# VASSAR - OPERATING HYBRID GREEN HOUSE FACILITY/EXCESS LAND

3792 CROOKED CREEK DRIVE | VASSAR, MI 48768



[CLICK HERE FOR FINANCING](#)

## FOR SALE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

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## PROPERTY HIGHLIGHTS

- Operating Hybrid Green House Cultivation Facility available for sale - Class C License, Furniture Fixtures and Equipment (FFE), and Real Estate included. Ability to stack additional Class C Licenses.
- Designed to combine the best of natural and artificial growing conditions, this state-of-the-art facility uses natural sunlight supplemented by an adaptive HPS lighting system to maximize crop growth efficiency. The innovative design includes advanced air filtration and conditioning systems, eliminating many common issues found in standard Green Houses. Additionally, the light deprivation system and fully automated environmental controls and fertigation steam the flowing process, ensuring optimal results.
- The property includes four (4) structures. The Headhouse is 6,082 SF and three (3) Hybrid Green Houses are each 5,662 SF. The property has an additional 14 acres with room to build more Hybrid Green Houses, standard Green Houses, Hoop Houses, Indoor Cultivation, and/or Processing buildings.
- The Head House is equipped with 1,600 amps 480/277V 3-phase power. It has two (2) Dry & Cure Rooms, Packaging Room, Water/Nutrients Room, Finished Product Safe Room, Trim/Work Area, two (2) Offices, Break Area, and Men's/Women's Locker Rooms with showers.
- Each Hybrid Green House is equipped with 480/277V 3-phase power. Each utilizes one hundred and twenty-two (122) 1,000w HPS DE Lights and rolling benches.
- Established and recognized brand with a proven track record to immediately hit the ground running; currently producing 170-210 lbs of cannabis flower per month with room for significant expansion. Name of the Company, Current Financials, and Projected Growth Financials can be shared upon signing of a NDA.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	3,282	12,726	88,483
Total Population	8,075	31,042	212,442
Average HH Income	\$77,303	\$86,710	\$70,269

## BUILDING SIZE

Total: 23,068 SF  
 Headhouse: 6,082 SF  
 Hybrid Greenhouse (1): 5,662 SF  
 Hybrid Greenhouse (2): 5,663 SF  
 Hybrid Greenhouse (3): 5,662 SF

## LAND SIZE

17 Acres

## ASKING PRICE

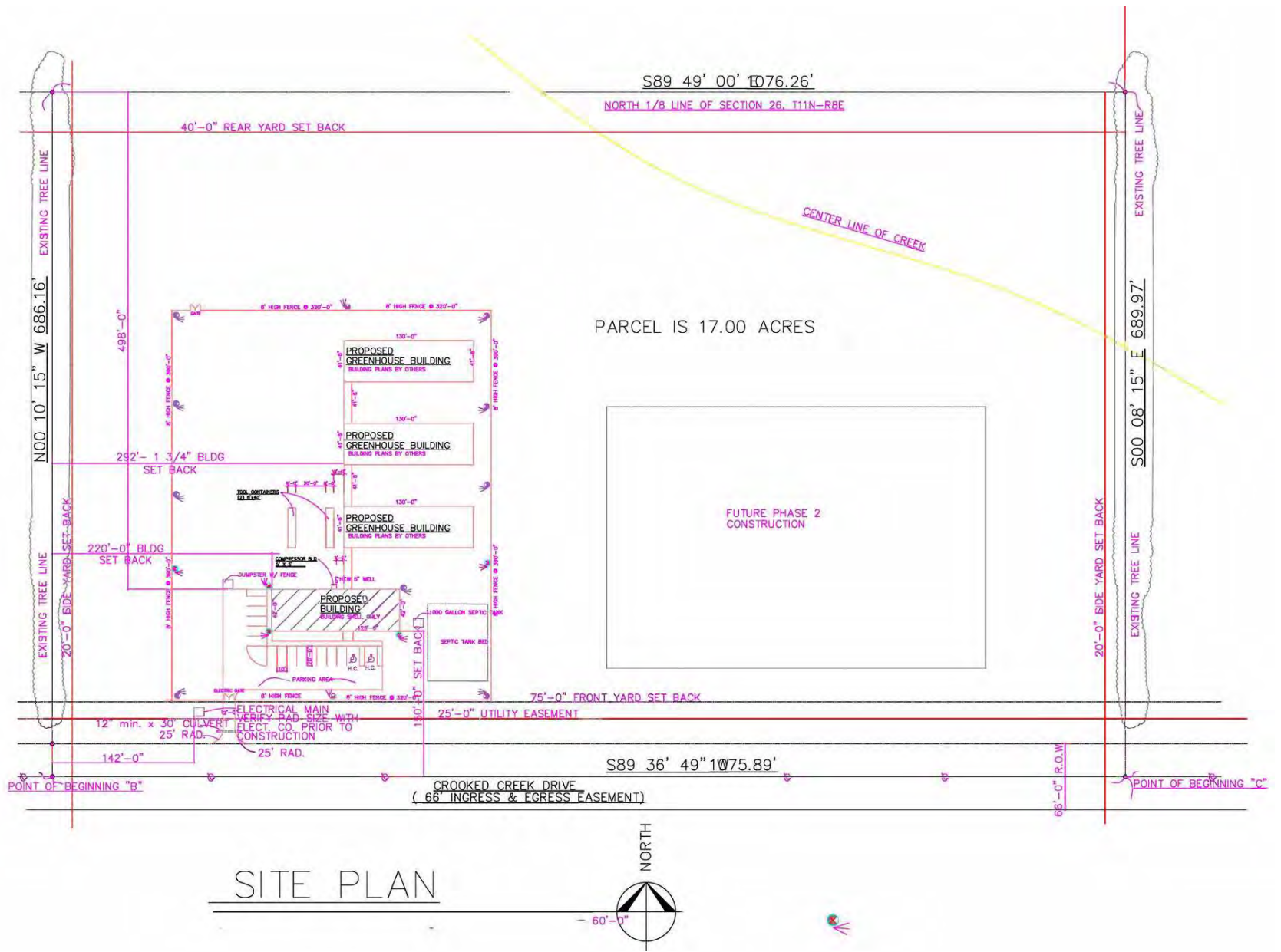
\$2,450,000 (Seller Financing Available)

## AREA TENANTS

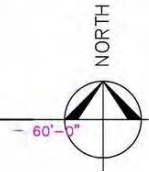


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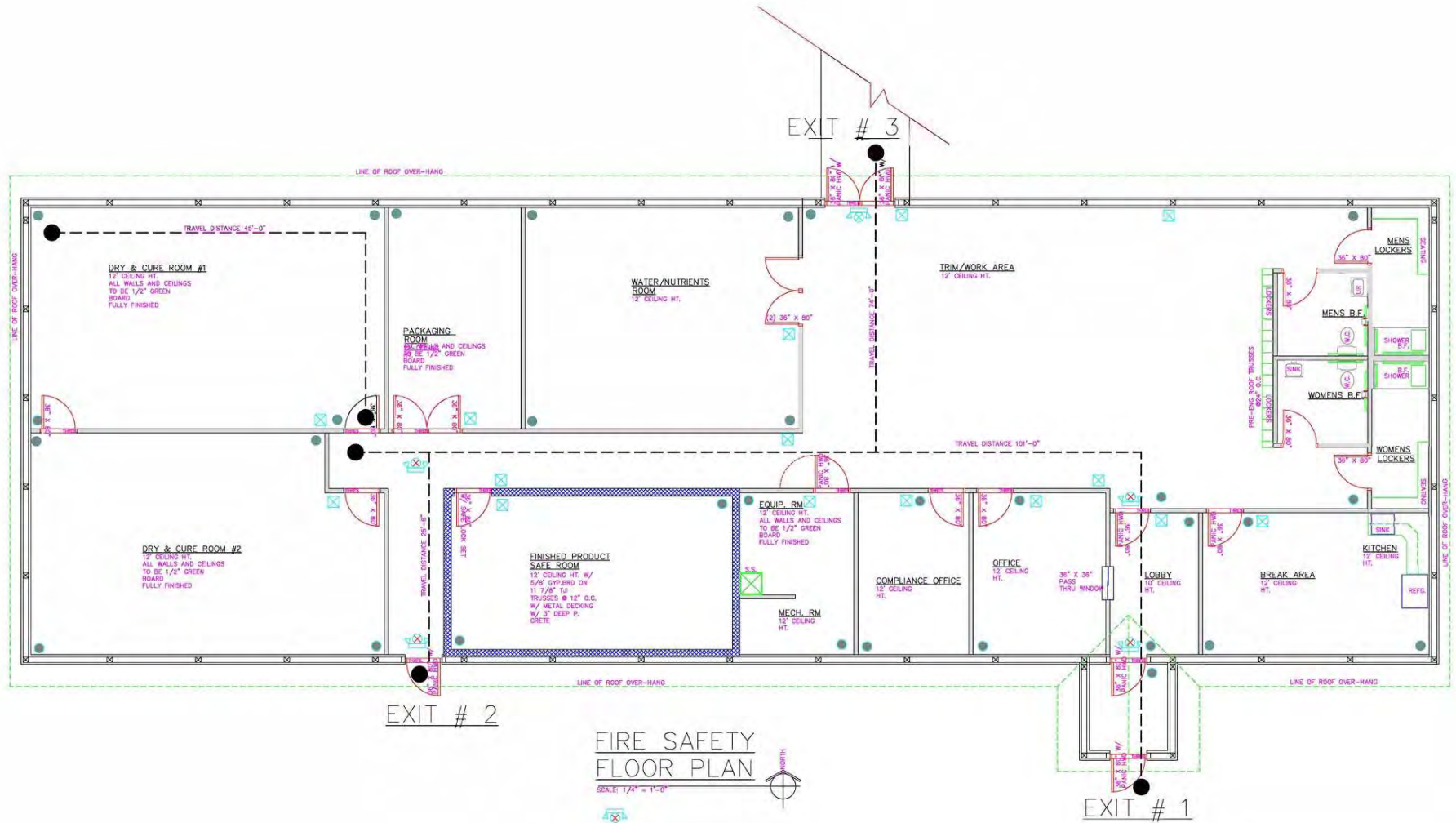


## SITE PLAN



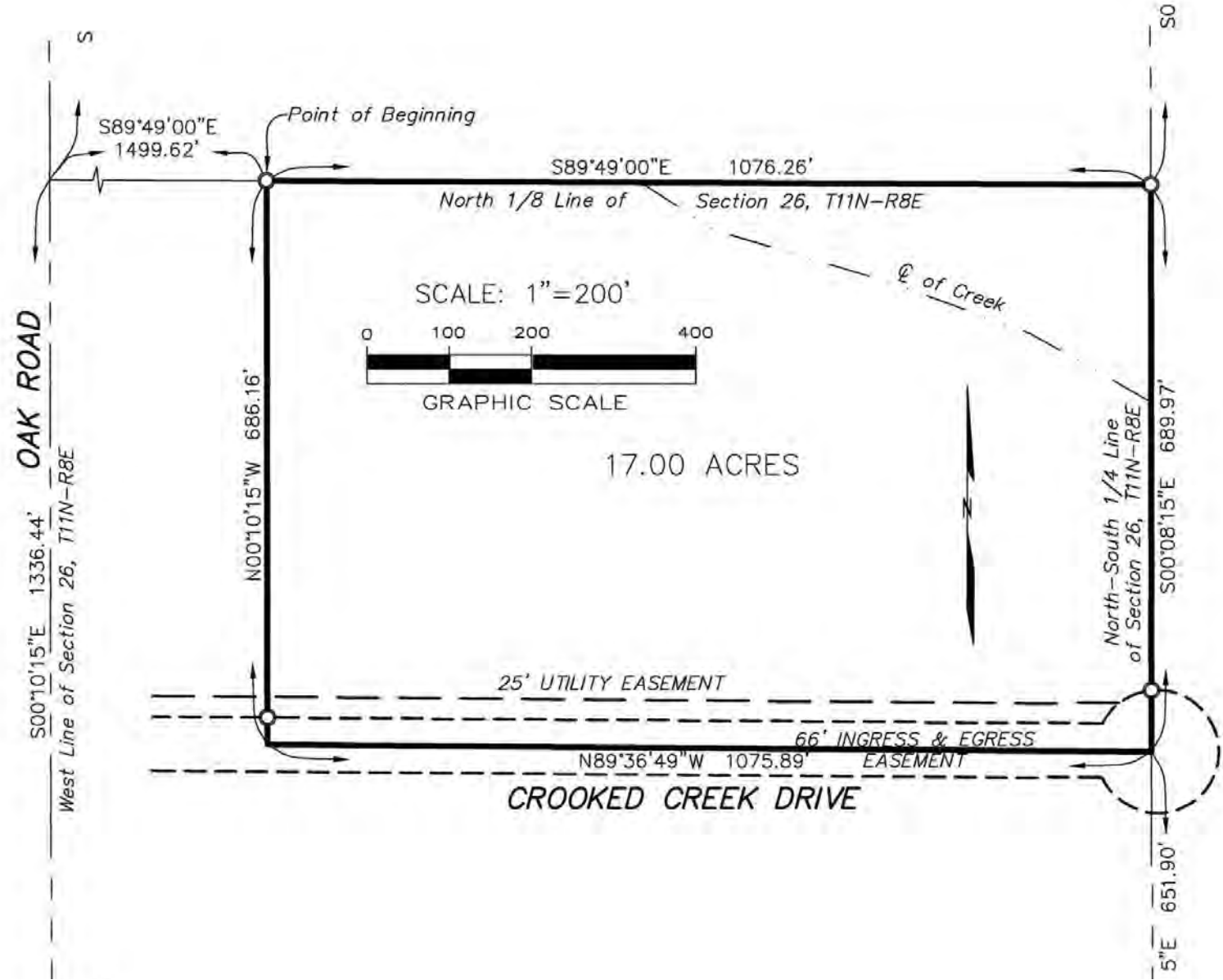
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## EQUIPMENT LIST

Qty.	Description	Qty.	Description
3	Hybrid Houses 5,662 s/f each	1	Water Pre-filter System
1	Head House 6,082 s/f	2,000	Plants in Multiple Stages of Growth
366	1,000w HPS DE Lights	-	Underground Watering/Irrigation System in all Hybrid Houses
23	4'x34' Rolling Benches	1	Pre-Veg Room
1	Club Cadet ATV	1	Clone Room
1	4 Passenger Utility Cart	1	Washer & Dryer
2	Fog Sprayers	1	Dry/Cure Room
6	Dehumidifiers in Head House	1	Safe Room
1	Bud Separator	1	Mother Room
1	Bud Tumbler	80	Surveillance Cameras
Multiple	Shelving's Units	-	Men's & Women's Shower Rooms
3	Wadsworth Seed System (Hybrid Houses Control System)	2	40' Shipping Containers
4	1,000 Water Reservoirs	1	John Deere Model 318D Skid Steer
1	4,000 GPD RO System	1	Bouldin & Lawson Soil Mixer w/ Elevator
4	5 Ton A/C	2	Man Lifts
1	2 Ton A/C	1	Weather Station
1	Water Softener		

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### 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.

