

919 Michigan St, Niles, MI 49120



Seize this exceptional opportunity to acquire a fully turn-key cannabis retail and cultivation facility located **less than 10 minutes from the Michigan/Indiana border**—an area primed for growth with cannabis still illegal in Indiana. Currently licensed as a microbusiness, this facility is situated in the City of Niles, which permits **conversion to an Adult-Use Retail License combined with a Class A or Class B cultivation license**—offering significant potential for the new owners. The property comes **fully equipped** with all the infrastructure needed to quickly begin operations, streamlining your path to revenue. With **both retail dispensary and cultivation capabilities already in place**, this is a rare chance to establish a strong foothold in a high-demand border market. **Lease Terms:** \$5,750/month Gross for 6,300 SF of space.

Real Estate: Not included in the sale price, however, the buyer has the option to purchase the real estate under the existing lease agreement - price is negotiable with total property size of 11,488sf on 0.75 acre lot. Don't miss your chance to capitalize on this turnkey solution in one of Michigan's most *strategic cannabis locations*.

Associate Broker

Hiba Hakim

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— Property Features —

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Turnkey Cannabis Retail & Cultivation Facility Near Indiana Border

- **Price:** \$749,900
- **Location:** Less than 10 minutes from the Michigan/Indiana border (where cannabis remains illegal)
- **Market Advantage:** Strong cross-border demand
- **Licensing:**
 - Currently licensed as a **Microbusiness**
 - Eligible for conversion to **Adult-Use Retail License w/ Class A or Class B Cultivation License**
- **Facility Highlights:**
 - Fully built out and equipped for a **retail dispensary** and **cultivation**
 - Turnkey setup – infrastructure and equipment in place for immediate use
- **Space:** 6,300 SF
- **Lease Terms:** \$5,750/month GROSS
- **Real Estate:**
 - Total property size 11,488 on 0.75-acre lot - **not included in sale price**
 - **Purchase option available** under current lease agreement– price negotiable
- **Opportunity:** Rare chance to establish a foothold in one of Michigan's most strategic cannabis locations
- Ideal for operators or investors seeking fast entry or expansion into a growing market



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— Retail Interior —

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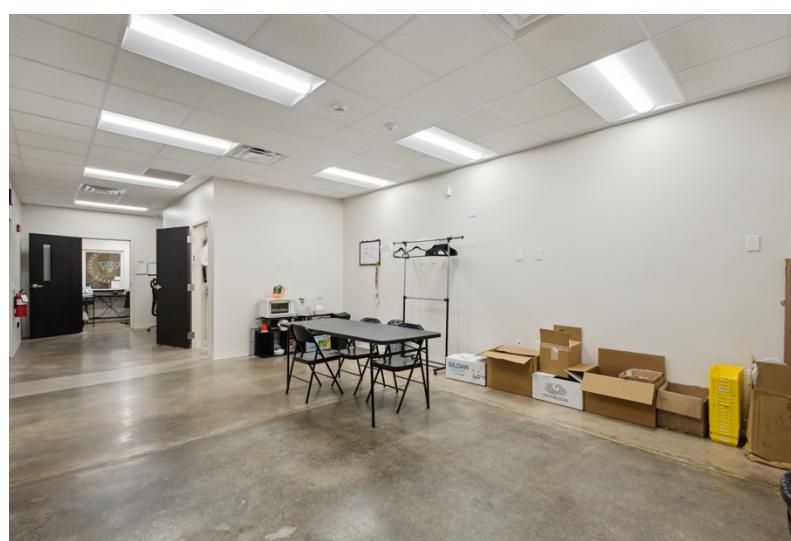
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— Cultivation —
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— Exterior —
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 ODESSA
PROPERTIES

— Fixtures, Furniture & Equipment List —

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Cultivation Equipment:

- 3 phase 440v electrical with 130KW, 227/480v Generac Generator w/ automatic transfer switch
- 7 Daikin 3 ton A/C w/ Low Ambient Kits
- 2 Daikin Mini Splits (for Nute room and vault/packaging)



Veg Room:

- 15 227v LED FloraFlex Lights
- 5 Hydro Rack Rolling Benches w/ dose-a-tron dosing lines and gutter runoff system with pumps
- 2 Anden Dehumidifiers
- 2 Flora Flex Charcoal Can Filters w/ Inline Duct Fans
- 2 Schaefer commercial wind tunnel fans
- 7 mounted oscillating fans
- 2 cloning racks with 10 clone domes
- Dose-a-tron dosing lines and gutter run off system with pumps for waste water
- Co2 sensor systems
- AC and air handler



Nutrient Room:

- Full Dose-a-tron system (17 dosers)
- 3 water/feeding storage tanks w/ 3 dosing pumps
- GrowNix RO water purification system
- 2 RO water holding tanks



Flower Rooms (x4):

- 8 227v LED FloraFlex Lights
- 2 Anden Dehumidifiers
- 2 Hydro Rack Rolling Benches w/ dose-a-tron dosing lines & runoff gutter system to pump
- 2 Flora Flex Charcoal Can Filters w/ Inline Duct Fans
- 2 Schaefer commercial wind tunnel fans
- 6 mounted oscillating fans
- Co2 sensor system
- AC and air handler



Drying Room:

- 1 Anden Dehumidifiers
- 2 Schaefer commercial wind tunnel fans
- 6 mounted oscillating fans
- 2 high tension mounted drying lines
- 8 Additional rolling drying racks
- AC and air handler



Cultivation Storage Room/Office

- 2 large storage shelving units



IT Closet:

- IT Rack
- Camera Monitor
- Wifi/Tele Com equipment (switches)



Retail FF&E

- 3 custom glass display cases with corner countertop areas for POS and undercounter storage shelves
- 2 Mounted 42" TV's for displays
- 3 Microsoft Surface Tablets for POS
- 3 cash registers
- 3 barcode/QR scanners
- 3 Star TSP 100III thermal receipt printers
- 1 iPad + Printer for Dutchie pickup orders
- 8 industrial mounted merchandise display poles
- Floating display shelf
- 4 large pegboards with hardware
- 1 locking Mini fridge for rosin display
- 6 metal backstock shelving units with holding bins



Office:

- Office L Desk
- Microsoft Surface Tablet w/ keyboard
- 2 iPhones (one for scanning ID's, one for company phone)
- Large locking file cabinet
- Epson ET-3850 color printer/scanner
- Zebra ZD410 label printer
- Door buzzer entry system



Waiting Room:

- Yellow couch
- 3 gray chairs
- 1 magazine table
- 2 mounted 42" TV's
- Doorbell entry alert
- 2 LED open signs



Packaging/Vault:

- 1 locking mini fridge for rosin storage
- Mount wire rack shelves
- Mounted Winchester Safe
- 2 large storage shelving units



Security System:

- 12 mounted cameras throughout facility w/ mobile app
- Burglar/Fire alarm systems with all exterior door censors w/ mobile app
- -RF card scan entry system for cultivation entrances interior/exterior



Entry Storage Room

- -Washer/Electric Dryer

Associate Broker

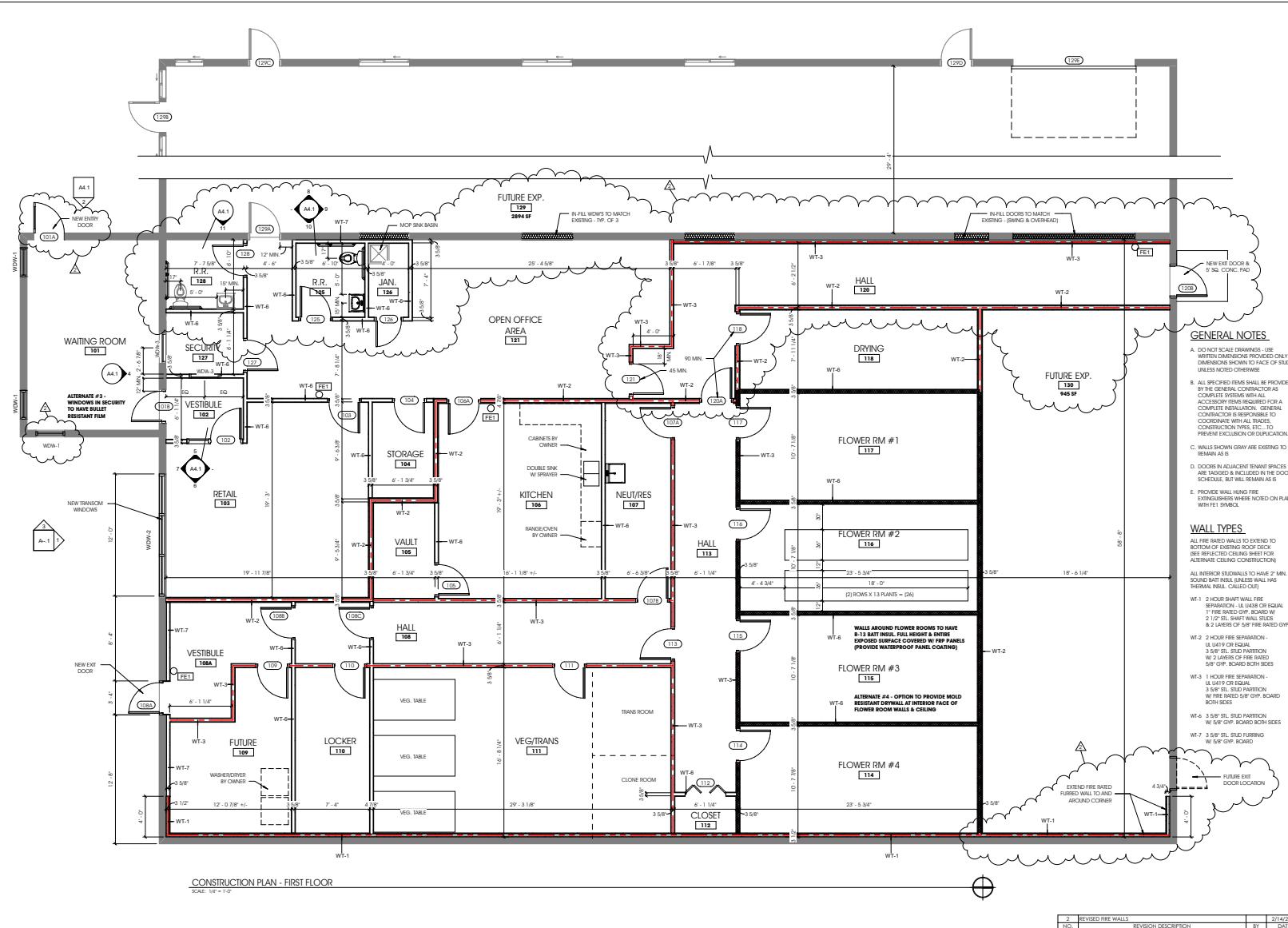
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— Site Plan —

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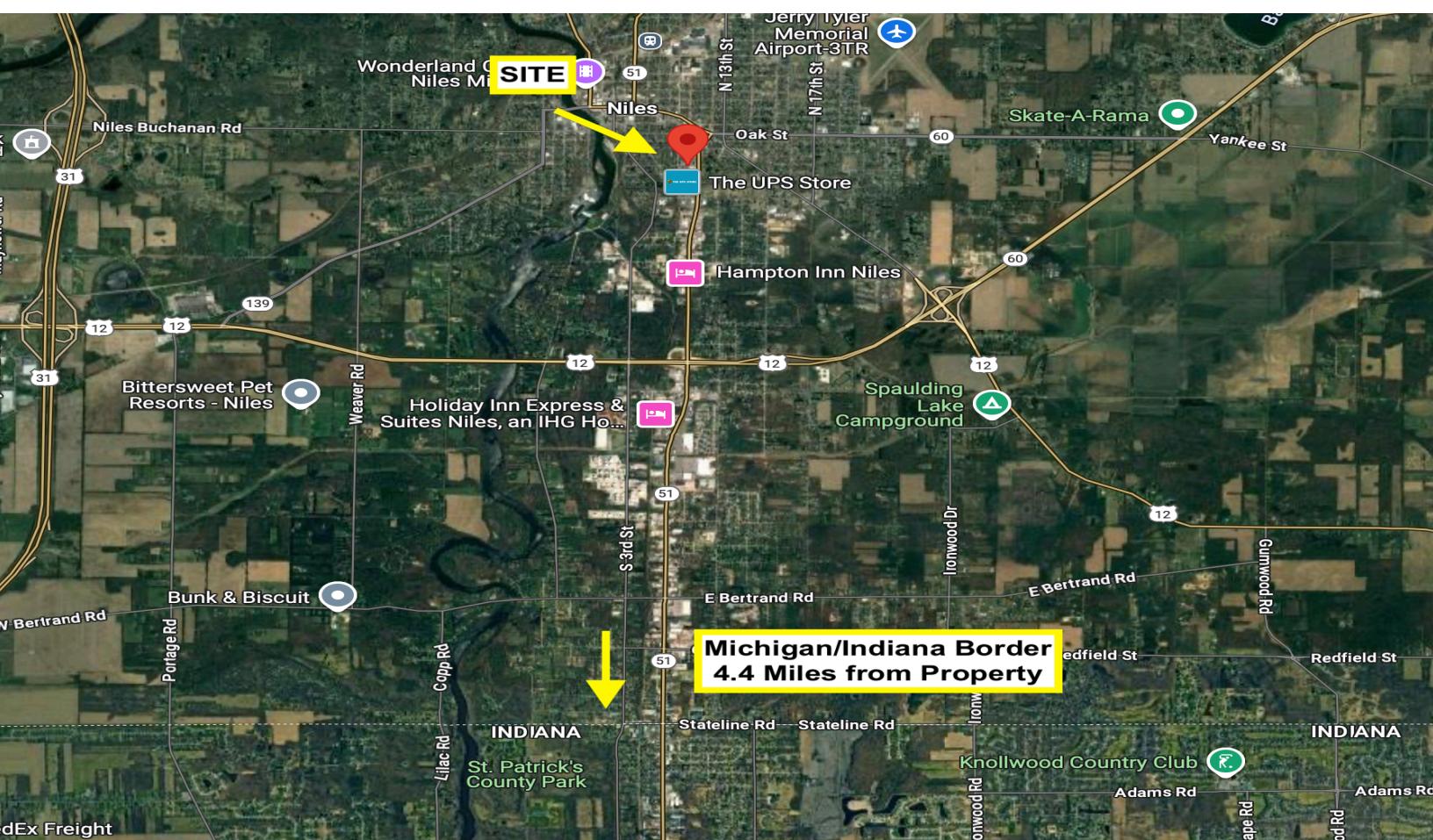
Associate Director

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— Aerial —

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CLICK LINK BELOW TO VIEW VIRTUAL TOUR

<https://www.youtube.com/shorts/EPG4zwhJ4Sk?feature=share>

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