

THC, CBD, & Hemp Business For Sale + Sublease Opportunity

**320 Chester St,
Saint Paul, MN 55107**

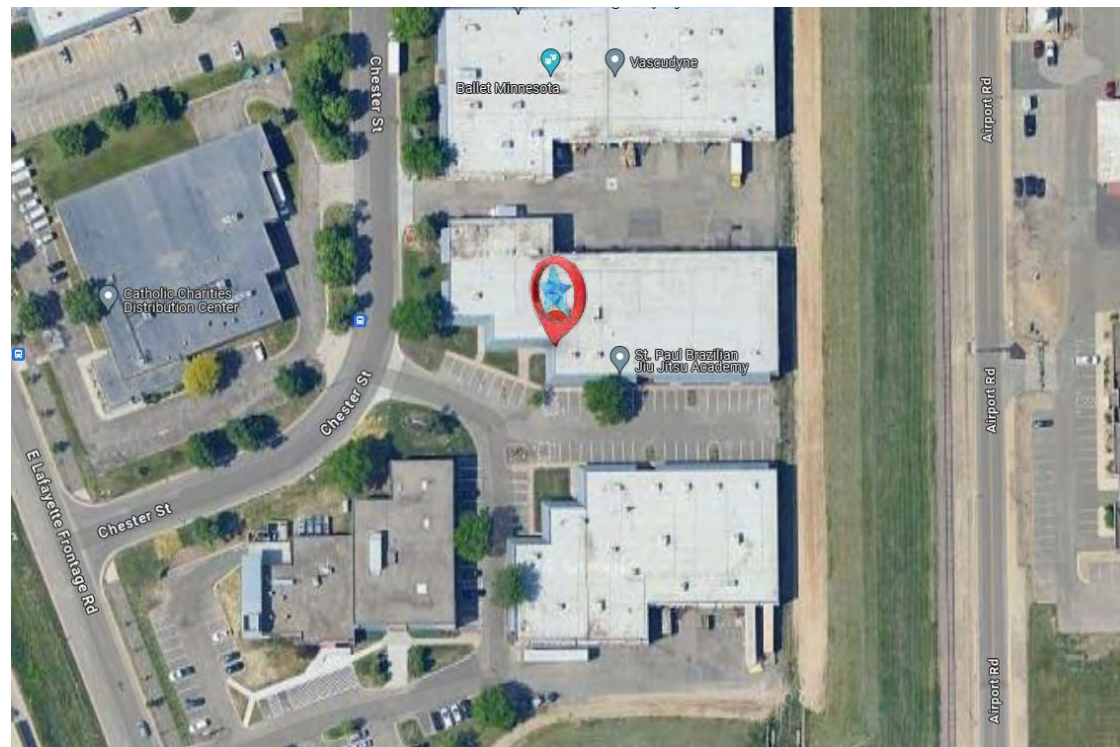


A unique sublease opportunity right around the corner from the St. Paul Downtown Airport. The space is equipped with \$350,000 of equipment and ventilation for a THC, CBD, and/or Hemp business. The suite has office, lab, and warehouse space for the opportunity for a savvy business owner to plug into the hemp and cannabis industry while it's still in its infancy in Minnesota. The current tenant is willing to sell all of the equipment for \$185,000, a great discount. Don't miss out on this one of a kind business venture.

Easy Access to Hwy 52 and I-94.

Inexpensive Rental Rate.

\$350,000 Hemp, CBD, and THC extraction equipment and facility for sale for just \$185,000.



Property Type	Industrial/Flex
County	Ramsey
Asking Rent	\$2,000/month
Lease Type	Sublease
Available SF	2,600 SF
Availability Date	Now
Parking Spaces	25
Parking Ratio	1.11/1,000 SF
Clear Height	14 ft
Class	C
Total Floors	1
Unit #	320
Year Built	1981
Year Renovated	1994







2022 DEMOGRAPHIC SUMMARY

559,939
Total Population



Home to Minnesota's capital city and more than 550,000 residents

37
Median Age



267,700 workers in Ramsey county's labor shed

276,866
Workers 16+

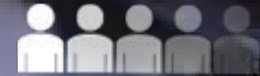


Many of the state's top school districts, colleges, and universities are in Ramsey County

220,905
Households



Home to 16,600 acres of parks and recreational facilities



Nationally-known as an attractive and liveable place rich in history, diversity and opportunities



MEDIAN HOUSEHOLD INCOME
0.00%

PER CAPITA INCOME
3.14%



INCOME PROJECTION

MEDIAN HOUSEHOLD
\$76,258 → \$90,114

AVERAGE HOUSEHOLD
\$103,619 → \$121,247

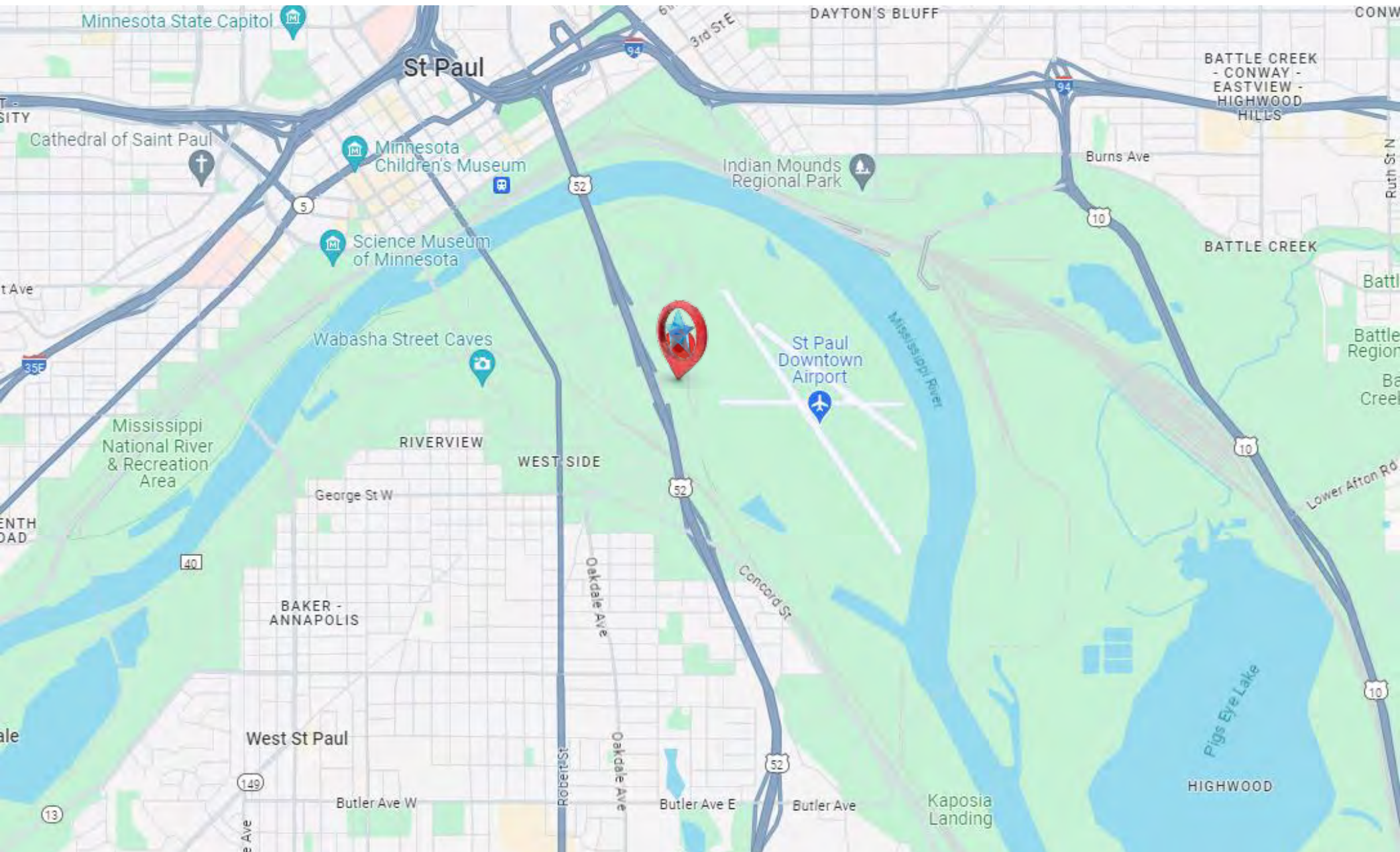
PER CAPITA
\$40,984 → \$47,839



MARKET OVERVIEW

Ramsey County is a vibrant and growing community with opportunity for everyone!

Ramsey County is a bustling, thriving and growing community that benefits from the amenities of Saint Paul and the Twin Cities metro. Saint Paul is a charming, historic and vibrant city, and suburban Ramsey County is defined by abundant green space, great schools and affordable housing options. People are flocking to the county to enjoy the incredible quality of life, while entrepreneurs and developers are leveraging this growth to start businesses and invest in the community.



Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.


At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



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