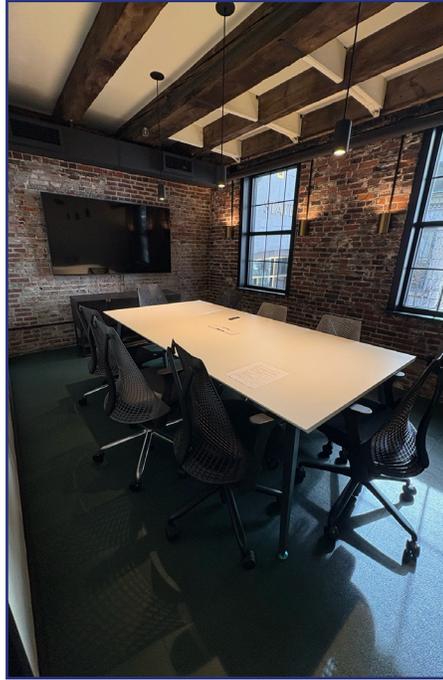




# FOR SALE \$999,999 TURNKEY RETAIL CANNABIS DISPENSARY

## 21 B BROAD STREET BOSTON, MASSACHUSETTS, 02109



### Investment Highlights:

- Prime Downtown Boston location
- Flagship opportunity in Historic 4-Story Building
- Fully operational & compliant
- \$4.2M invested in full renovation & buildout
- Rare 4-floor historic building (250 years old)
- Immediate manufacturing expansion potential
- Below-market lease secured during COVID
- \$400K in assets included
- Strong tourism + high foot traffic area

### Financial Overview:

- Capital Invested: \$4,200,000
- Assets Included: ~\$400,000
- Employees: 10
- POS System: Sweed

### Property Overview:

- Total Space: 4,500 SF
- Structure: Fully Renovated 4-Story Historic Building
- 2 Floors – Retail Dispensary Operations
- 1 Floor – Employee / Administrative
- 1 Floor – Built-Out Manufacturing Space
- Seller indicates city groundwork has been completed, positioning new ownership to pursue a manufacturing license with reduced approval friction.

### Lease Terms:

- Lease: 3 Years Remaining + Renewal Options
- Landlord: Open to Negotiation
- Parking: Street Parking Available

### Ideal Buyer:

- Strategic MSO seeking Massachusetts expansion
- Independent operator looking for scale
- Investor seeking cash-flowing asset
- Vertical integration platform opportunity

### Strategic Opportunity

- Downtown Boston locations with full buildouts and vertical expansion capability are extremely rare.
- Massachusetts remains one of the strongest cannabis markets in the Northeast, driven by:
  - Strong consumer demand
  - Tourism-driven downtown traffic
  - Limited retail licenses in urban cores
  - High barriers to entry (zoning + historic preservation)

### Ideal For:

- MSOs seeking Boston flagship presence
- Retail operators expanding footprint
- Strategic buyers pursuing vertical integration
- Investors seeking discounted entry below replacement cost

### License Included:

- MSOs seeking Boston flagship presence
- Retail operators expanding footprint
- Strategic buyers pursuing vertical integration
- Investors seeking discounted entry below replacement cost

**Turnkey. Historic. High-Visibility.**

**Immediate platform with upside.**

**JEFF SIMILIEN | JEFF@DMGBROKERAGE.COM | O: 781.591.3232 X705  
83 MORSE STREET, BUILDING #6 | NORWOOD, MA 02062 | 781.591.3232  
WWW.DMGBROKERAGE.COM**

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