



FOR SALE \$2,999,999
FULLY OPERATIONAL CULTIVATION & MANUFACTURING FACILITY

WORCESTER COUNTY
WEST BOYLSTON, MASSACHUSETTS, 01583



Investment Highlights:

- Fully licensed & operational for 4 years
- Profitable with immediate cash flow
- \$5.2M invested in buildout
- Priced below replacement cost
- 20 trained employees in place
- Option to purchase real estate

Facility Overview:

- Total Facility Size: 30,000 SQ FT
- 8,000 SQ FT Flower Canopy
- 12,000 SQ FT Grow Space
- 10,000 SQ FT Post-Harvest Operations
- 2,000 SQ FT Warehouse
- 700 SQ FT Extraction Lab
- Designed for full vertical integration including cultivation, processing, extraction, and distribution

Licenses Included:

- **Cultivation License**
Authorizes cultivation, harvesting, drying, curing, trimming, packaging, and wholesale distribution in compliance with Massachusetts Cannabis Control Commission regulations
- **Product Manufacturer License**
Authorizes processing, extraction, manufacturing, packaging, and wholesale distribution of cannabis products

Lease Terms:

- Lease Includes Option to Purchase Real Estate
- Stable location with long-term ownership potential

Ideal Buyer:

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

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