

# ALBION - PARTIAL TURNKEY CULTIVATION FACILITY

1009 INDUSTRIAL BOULEVARD | ALBION, MI 49224



## FOR SALE / FOR LEASE

**C3 CRE, LLC**

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | [c3cre.com](http://c3cre.com)

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | [info@c3cre.com](mailto:info@c3cre.com)

**C3CRE**  
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## PROPERTY HIGHLIGHTS

- Partially turnkey Cultivation facility available for sale or for lease.
- License not included and new operator will need to apply through the City of Albion.
- The property can also be utilized through it's flexible zoning for traditional industrial uses.
- The current infrastructure includes three hundred seventy (370) flower lights and one hundred two (102) veg lights, that have both already been installed.
- Electrical is distributed throughout the veg area, with electrical panels installed and most cameras already in place.
- Underground plumbing is in place, along with a partially painted exterior and a nearly completed office area and restrooms.
- Convenient access to I-94 freeway and surrounded by a dense residential and commercial community.

## DEMOGRAPHICS

|                   | 5 MILES  | 10 MILES | 20 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 3,710    | 11,874   | 69,238   |
| Total Population  | 11,249   | 31,587   | 180,010  |
| Average HH Income | \$63,121 | \$83,988 | \$83,339 |

## BUILDING SIZE

16,800 SF

## LAND SIZE

2.21 Acres

## SALES PRICE

\$1,200,000 (Seller Financing Available)

## LEASE PRICE

\$12,000 per month + NNN

## AREA TENANTS



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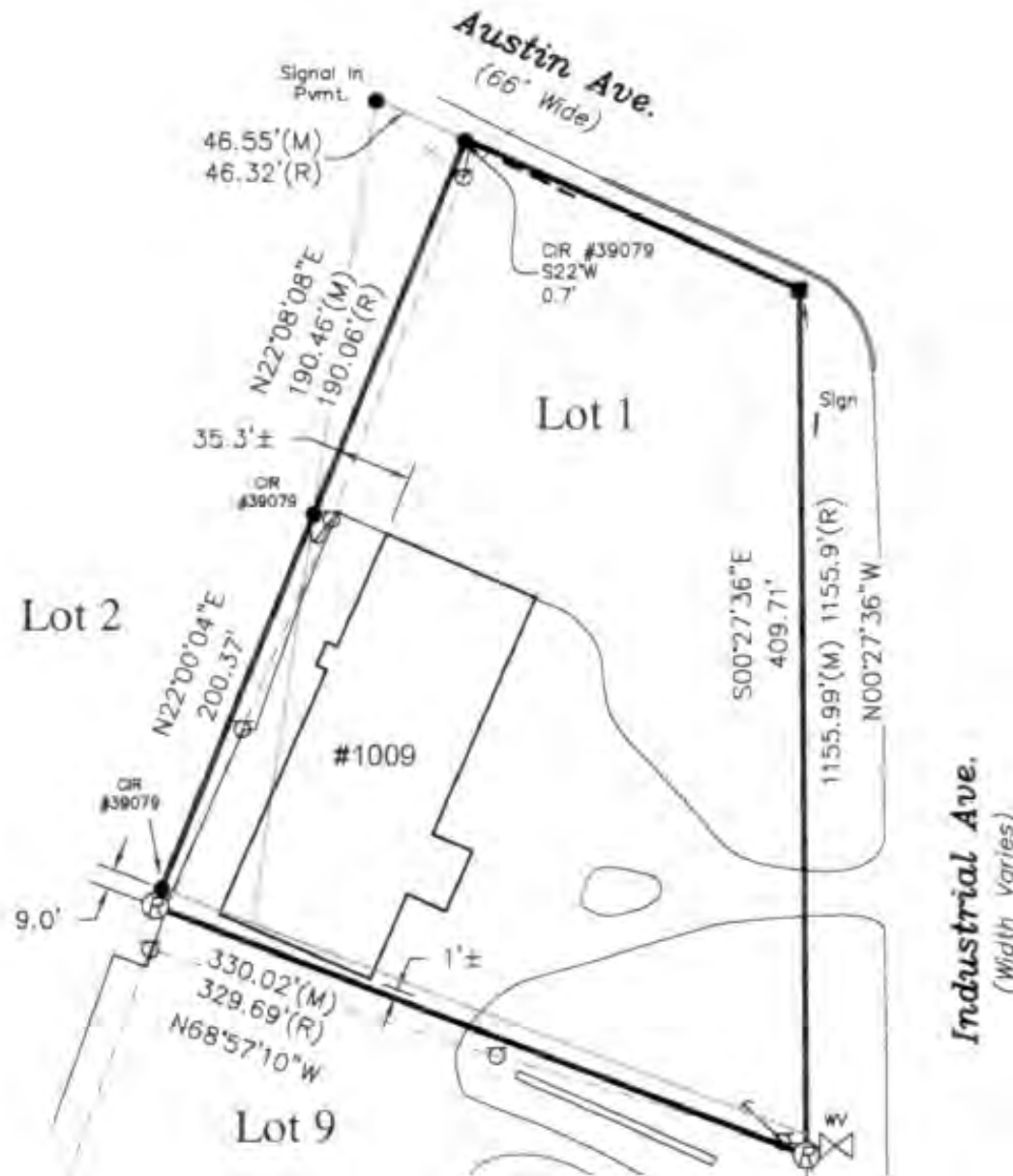
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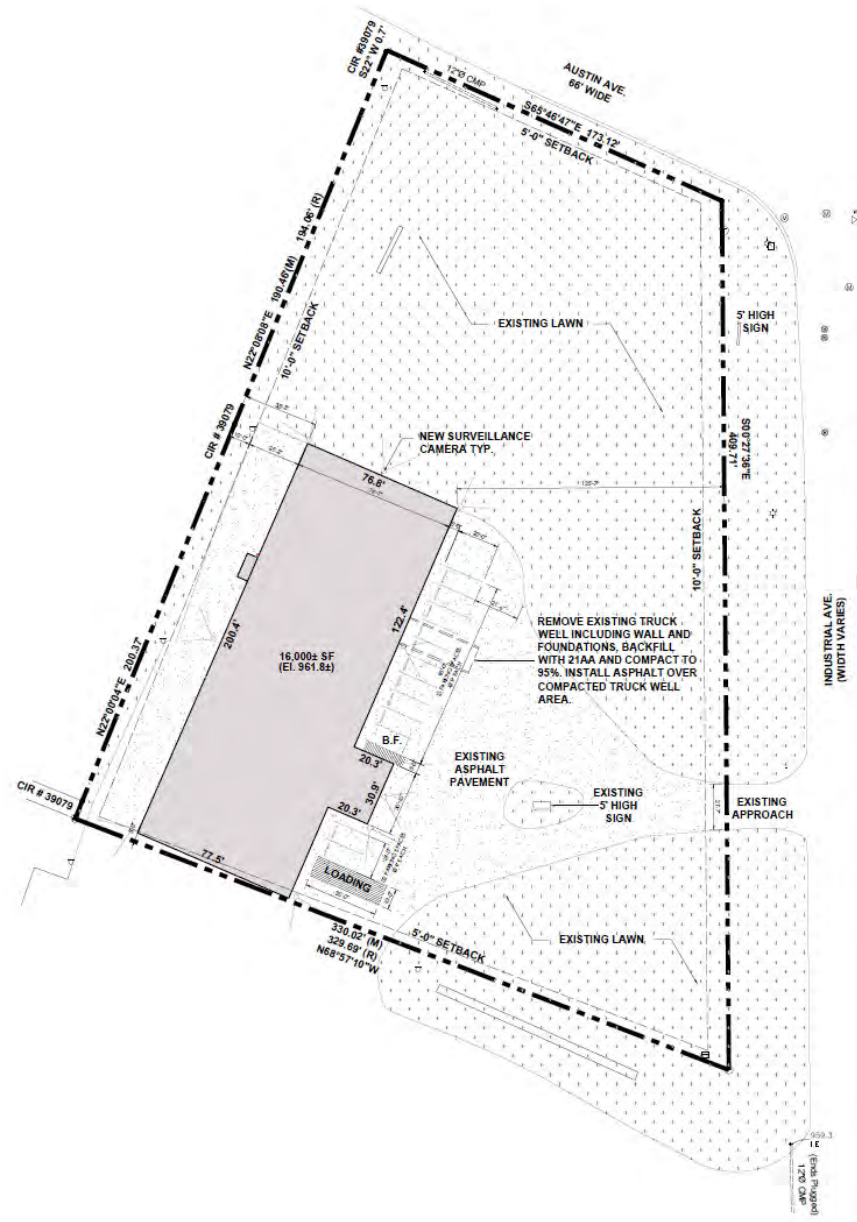
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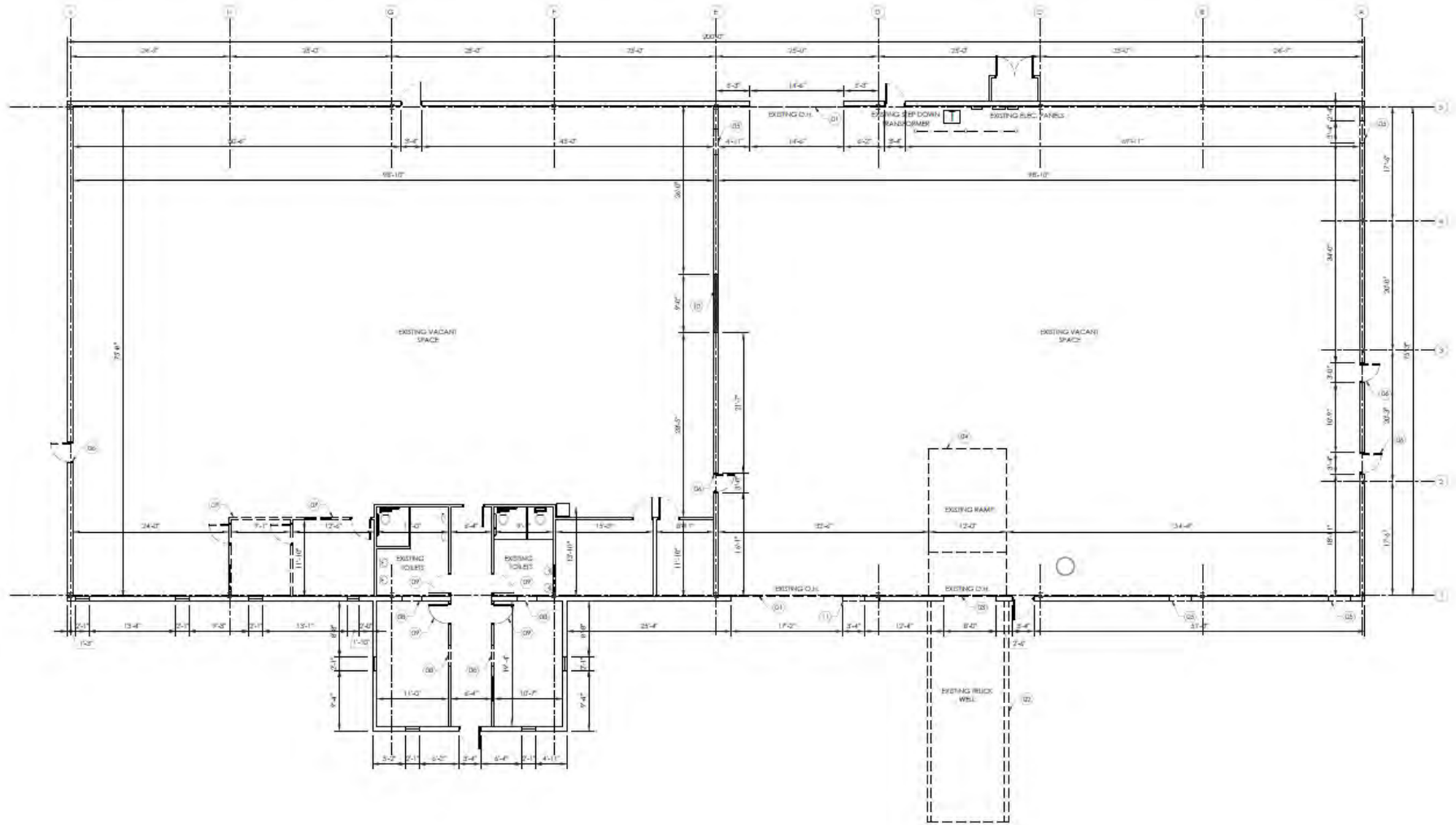
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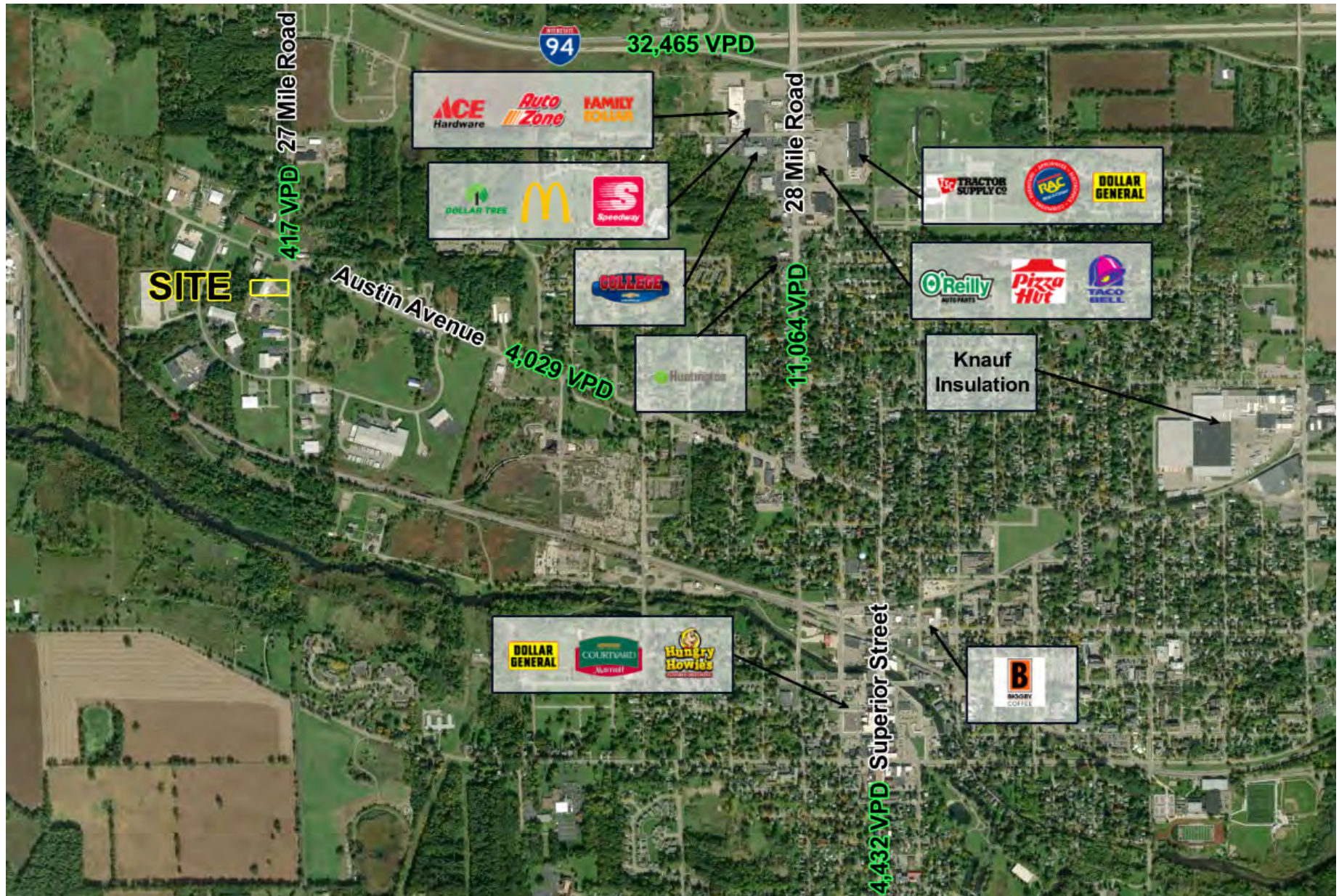
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### SERVICES

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/Owner's Agent*** - A seller's/owner's agent, under a listing agreement with the seller/owner, acts solely on behalf of the seller/owner. A seller/owner can authorize a seller's/owner's agent to work with subagents, buyer's/tenant'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/owner. Seller's/Owner's agents and subagents will disclose to the seller/owner known information about the buyer/tenant which may be used to the benefit of the seller/owner. Individual services may be waived by the seller/owner through execution of a limited service agreement.

***Buyer's/Tenant's Agent*** - A buyer's/tenant's agent, under a buyer's/tenant's agency agreement with the buyer/tenant, acts solely on behalf of the buyer/tenant. Buyer's/Tenant's agents and subagents will disclose to the buyer/tenant known information about the seller/owner which may be used to benefit the buyer/tenant. Individual services may be waived by the buyer/tenant through execution of a limited service agreement.

***Dual Agents*** - A real estate licensee can be the agent of both the seller/owner and buyer/tenant in a transaction, but only with the knowledge and informed consent, in writing, of both the seller/owner and the buyer/tenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller/owner or the buyer/tenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller/owner, and the buyer/tenant.

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