

KALAMAZOO COUNTY - CONFIDENTIAL OPERATING PROVISIONING CENTER



FOR SALE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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PROPERTY HIGHLIGHTS

- Operating Adult-Use Provisioning Center for sale - includes the business, and the real estate can be included. If not, it will include Leasehold Rights.
- Located just off near major freeway interchanges, and the road sees 20,959+ vehicles per day.
- In addition to the dense residential population, it is surrounded by a mix of national and local tenants - providing additional exposure and traffic.
- The freestanding building has 26 parking spaces is a prime location, near three (3) major colleges/universities and multiple major hospitals.
- Opportunity to maintain the existing cash flow and increase sales under amplified day-to-day management and existing employee retention. All that is missing is new branding and inventory.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	29,258	59,488	92,439
Total Population	68,477	143,243	224,551
Average HH Income	\$73,915	\$81,306	\$89,589

BUILDING SIZE

3,251 SF

LAND SIZE

0.59 Acres

SALES PRICE

\$1,300,000 (Seller Financing Available - Business & Real Estate)
 \$500,000 (Seller Financing Available - Business & Leasehold Rights)

LEASE PRICE

\$7,000 per month + NNN

AREA TENANTS

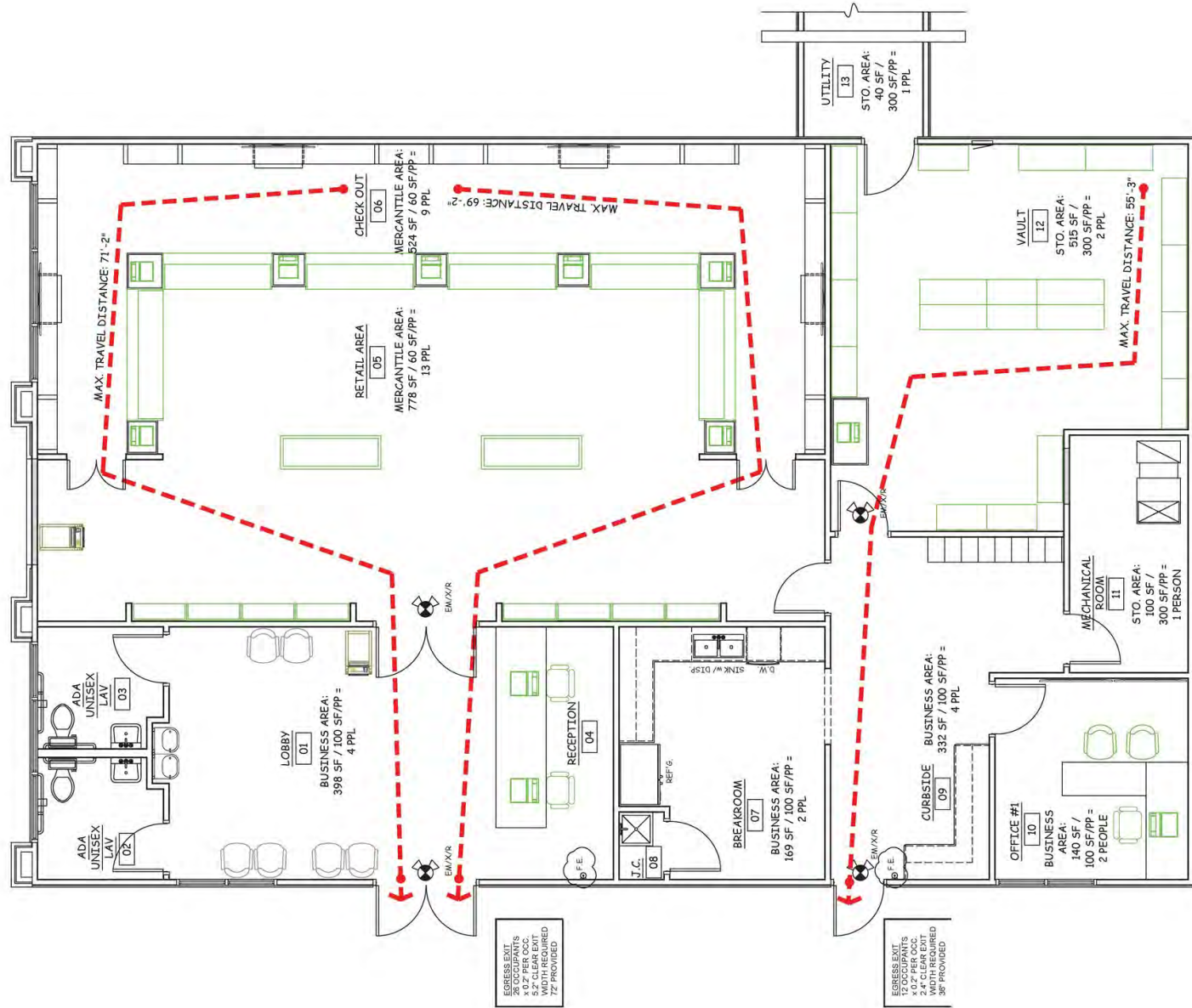


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1 LIFE SAFETY / EGRESS FLOOR PLAN
 A101 SCALE : 1/4" = 1'-0"



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FURNITURE/EQUIPMENT

- (3) 6 unit locker
- (1) Mini money safe
- (4) Rolling curbside signs
- (3) step stools
- (2) Tablet for clock in
- (6) walkie talkie
- (1) employee full size fridge
- (1) break room table
- (4) bar stools in break room
- (1) microwave
- (1) all-in-one computer in office
- (1) monitor extra screen in office
- (1) TV in office for security cameras
- (9) Zebra DS22 scanner
- (1) Zebra printer ZD421 (vault use)

BULLETS HEADLINE

- (1) Stainless steel table
- (4) white folding table 6'
- (3) leather & steel frame lobby chairs
- (2) Lobby computer chairs
- (1) Lobby TV 65"
- (2) Hue tabletop camera for I.D's
- (1) lobby walkie-talkie
- (1) Polycom phone
- (1) I.D scanner M280
- (2) 6' fridge on sales floor
- (8) star printer TSP100III
- (8) Zebra ZD411
- (8) Elo terminal
- (7) A&D EK - 1200i scale
- (1) scout Ohaus scale

BULLETS HEADLINE

- (1) Xerox workcentre 6515
- (1) dutchie Ipad
- (1) Levels tent

SUPPLIES/MATERIALS

- Cleaning supplies. Goo Gone, ISO, Clorox wipes, Windex ect.
- (14) portrait acrylic stands
- (7) landscape acrylic stands
- Oreck XL bagged vacuum mop bucket + mop
- Dustpan & broom
- (½) box of receipt paper
- (322) Clear Slat bins
- (389) metal slat price card hangers on sales floor
- Medium gloves boxes XL gloves boxes
- (43) sterilite 16 Qt.
- (28) Sterilite 6Qt.
- (4) 36"x74" Uline racks Without wheels
- (13) 47 ½"x 75 ½" with wheels

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CORBIN YALDOO

Founder/President
248.220.1110 x01
corbin@c3cre.com



TARIQ COMAI

Sales Associate
248.220.1110 x07
tariq@c3cre.com

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

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

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

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