

2490 W. 2nd Avenue

Denver, CO 80223

FOR SALE \$1,935,000

OWNER USER OPPORTUNITY

- Zoned & Fully Operational Licensed Medical Cannabis Cultivation and Retail Facility
- Combined Offering: Real Estate + Licenses + Operating Business



**Shames
Makovsky**

Property Facts

Address	2490 W. 2nd Avenue Denver, CO 80223
Jurisdiction	City and County of Denver
Zoning	I-A (Industrial - City & County of Denver)
Land Area	26,515 SF (±0.61 Acres)
Building Size	8,199 SF
Parking	10 Off-Street Spaces
Power	1,500 Amp 208-240V 3-Phase
Property Taxes	\$42,983.48 (Current Annual)
Year Built	1980
Ownership	Fee Simple



Solomon Stark

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Included in the Sale

- Fee simple ownership of the real property
- Medical Marijuana Retail License #403-00080 (eligible for Recreational conversion)
- Medical Marijuana Cultivation License #402-00059
- All existing improvements and cannabis-specific buildout
- Cultivation and retail equipment (subject to inventory list)
- Existing operational approvals and modification-of-premises history
- Transferable business assets (subject to regulatory approval)





Facility Infrastructure & Systems

- Detailed specifications available upon execution of NDA
- Recently completed, fully rebuilt interior – building was demoed and redesigned from the ground up
- Brand-new cultivation lighting and environmental control systems
- Brand-new high-efficiency HVAC systems designed for commercial cultivation
- New roof membranes and engineered structural improvements
- Upgraded electrical infrastructure – 1,500 Amp | 208-240V | 3-Phase Power (approved & operational)
- Full-property security system compliant with Denver & State regulations
- Dedicated cultivation rooms with independent environmental controls
- Integrated “Green Space” in compliance with Denver ordinance

Location & Access Highlights

- Central Denver location just south of Downtown
- Immediate access to I-25, 6th Avenue, and Santa Fe Drive
- Strategic infill position serving the entire Denver metro area
- Established cannabis-friendly submarket
- Dense surrounding population base supporting retail operations
- Strong urban redevelopment corridor with continued West Denver growth



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their

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This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the

Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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