

MOUNT PLEASANT - TURNKEY PROVISIONING CENTER/RETAIL BUILDING

1901 SOUTH MISSION STREET | MOUNT PLEASANT, MI 48858



FOR SALE | FOR LEASE

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

- Formerly operating and turnkey Adult-Use Provisioning Center available for sale/lease - includes the license and real estate.
- The building features the former Provisioning Center and a vacant adjacent space. Suitable for both cannabis operators and traditional retail users.
- Great opportunity for operators to take advantage of with the value-add to lease the adjacent space to a synergistic tenant and add income to the property, offering a greater return on investment for new ownership.
- Great synergy in the immediate marketplace, surrounded by a dense residential population and several national and local tenants.
- Located in close proximity to Central Michigan University, offering direct access to a large and active campus community.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,176	12,866	15,298
Total Population	12,269	31,333	37,547
Average HH Income	\$51,383	\$64,614	\$70,733

BUILDING SIZE

Total Building: 7,371 SF
 Provisioning Center Space: 3,750 SF

LAND SIZE

0.52 Acres

SALES PRICE

\$699,999 (Seller Financing Available - Entire Property)
 \$199,999 (Seller Financing Available - License & Leasehold Rights - Provisioning Center)

LEASE PRICE

\$4,000 per month + NNN (Provisioning Center)

AREA TENANTS



C3 CRE, LLC

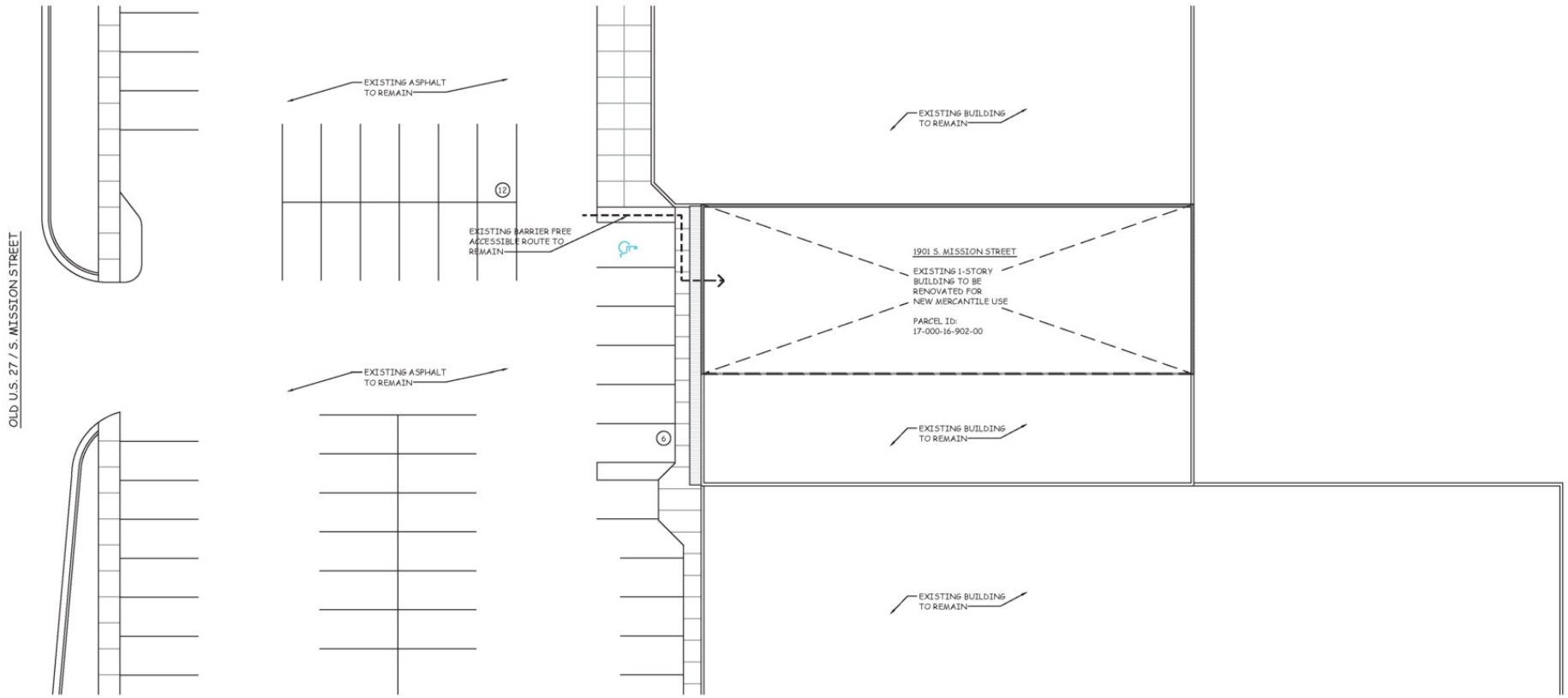
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1 ARCHITECTURAL SITE PLAN
A001 SCALE : 1/16" = 1'-0"

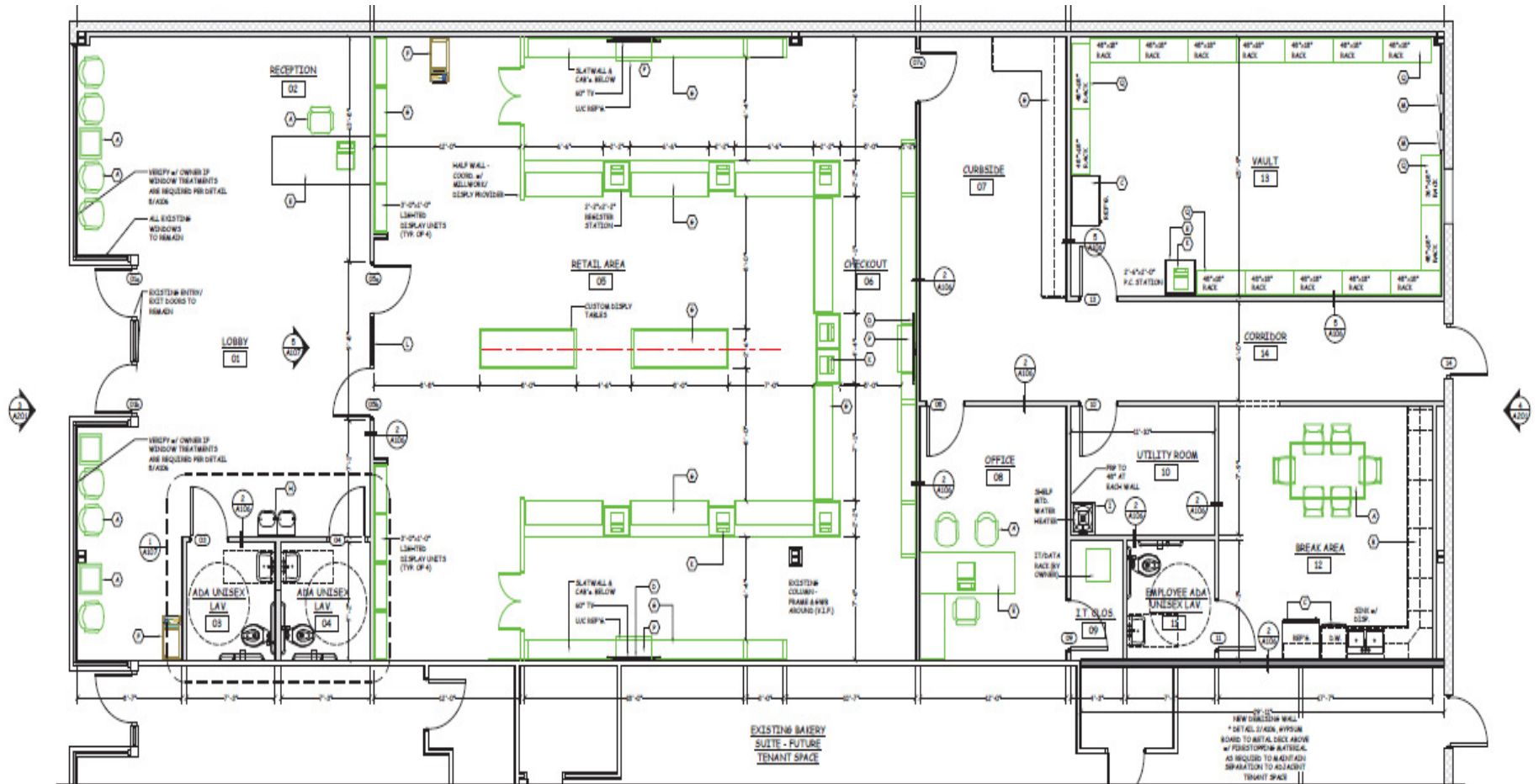
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1
A103 PROPOSED FLOOR PLAN / EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEY NOTES:			
(A) FURNITURE (BY OWNER)	(B) OFFICE AREA / RECEPTION MELLWORK (BY OWNER)	(C) MOP SINK & FAUCET	(D) ELECTRICAL PANELS & EQUIPMENT
(E) CLOTHES AREA MELLWORK (BY OWNER)	(F) ATM (BY OWNER)	(G) EXIST. WATER METER	(H) EMPLOYEE LOCKERS (BY OWNER)
(I) CLOTHES APPLIANCES (BY OWNER)	(J) RETAIL & CURBSIDE AREA MELLWORK (BY OWNER)	(K) COMPUTER D.S. - VERIFY W/ OWNER	(L) UNDER COUNTER MFP (BY OWNER)
(M) MPTV (BY OWNER)	(N) DRINKING FOUNTAIN	(O) GLASS ENTRY DOORS	(P) VAULT AREA STORAGE (BY OWNER)

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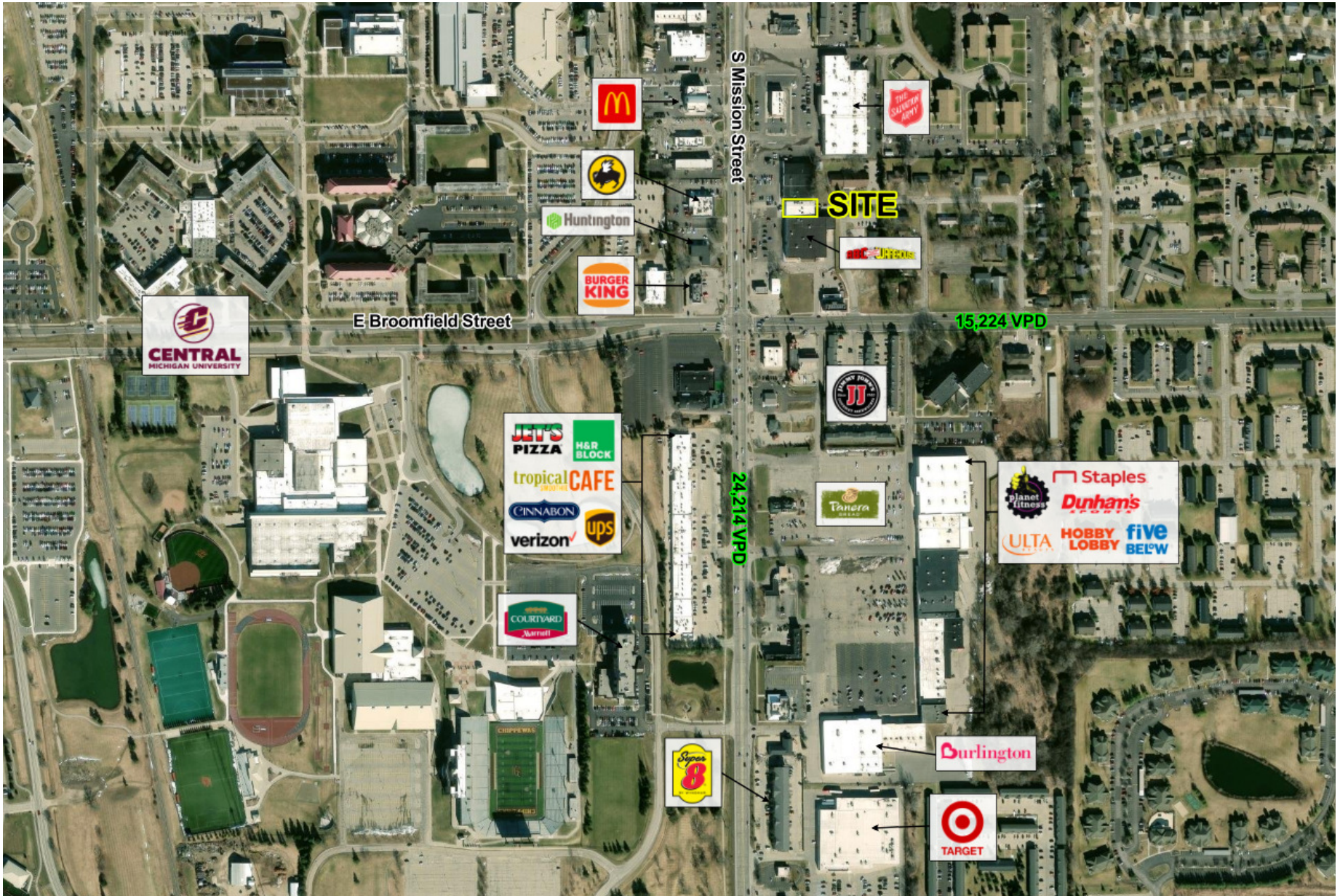
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SERVICES

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 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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