



CANNABIS LICENSE FOR SALE + LEASE IN MOORHEAD, MN

MINNESOTA MICROBUSINESS DISPENSARY

2415 2ND AVE N, MOORHEAD, MN

***Price includes state and municipal cannabis retail approvals + assignment of long term lease of \$8,000/Month NNN**

2415 2nd Ave N in Moorhead represents a strategic opportunity for a cannabis retail location within the dynamic Fargo–Moorhead metro. Positioned just minutes from the Red River border and directly adjacent to Fargo, the site is ideally situated to capitalize on strong cross-border traffic, drawing from a combined regional population of more than 250,000 residents. With limited cannabis retail options in North Dakota, this location offers a compelling “border play” advantage, capturing pent-up demand from across state lines in addition to serving the established Minnesota customer base.

The property is located within a dominant retail corridor supported by national anchors including Walmart, Target, Menards, and Costco, driving consistent daily traffic and reinforcing the area as a primary shopping destination. Nearby Minnesota State University Moorhead and surrounding residential neighborhoods provide steady year-round activity from students, young professionals, and long-term residents. With strong visibility, convenient regional access, and built-in destination appeal, this location is well-positioned to become a leading cannabis retail presence in the Upper Midwest’s premier bi-state market.

• *Powerful Border Play Opportunity* – Minutes from Fargo border and the Red River, the site captures significant cross-state demand, drawing from a 250,000+ population trade area with limited cannabis competition in North Dakota.

• *National Retail Corridor* – Located near major anchors including Walmart, Target, Menards, and Costco, driving consistent regional traffic and destination shopping patterns.

• *Strong Local Demand Drivers* – Proximity to Minnesota State University Moorhead and established residential neighborhoods ensures steady year-round consumer activity from students, professionals, and local residents.

LICENSE PRICE Previously: \$695,000* \$475,000*	BUILDING SIZE 3,069 sq. ft
10-MILE POP. 250,000+	PARKING 25+

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