

YPSILANTI - FORMER OPERATING/TURNKEY PROVISIONING CENTER

2 WEST FOREST AVENUE | YPSILANTI, MI 48197



FOR SUBLEASE

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

- Former operating/turnkey Adult-Use Provisioning Center available for sublease – license and FFE included.
- The property is zoned GC (General Commercial) and is also suitable for traditional retail/industrial users.
- This building has an attractive and secure parking lot with twenty-one (21) dedicated parking spaces, clean construction, and an open floor plan concept.
- In addition to being within immediate proximity to Eastern Michigan University. The site is located in close proximity to Interstate-12, bringing in ample amount of traffic to the corridor daily.
- Located in a walkable neighborhood near local and national retailers that are staples in the community.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 6,149 | 29,232 | 53,752 |
| Total Population | 14,964 | 66,883 | 126,766 |
| Average HH Income | \$66,518 | \$78,538 | \$95,876 |

BUILDING SIZE

5,522 SF

LAND SIZE

1.23 Acres

SALES PRICE

\$250,000 (License & FFE Only)

SUBLEASE PRICE

\$8,000 per month + NNN

AREA TENANTS



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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, sublease, 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:

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

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

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

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