



Fully Operational Cannabis Business for Sale

3109 Los Arboles Ave NE

Albuquerque, NM 87107



PROPERTY SUMMARY

Turn-Key Cannabis Operation for Sale — Inventory, Equipment & Team Included

FF&E plus inventory (~\$372K) included — covers biomass, consumables, edibles, lab/kitchen stock, and packaging. Subject to change at closing.

May consider Owner Financing and retain the COO in place for 3-6 months with a separate agreement.

PROPERTY HIGHLIGHTS

- 4,005 SF building
- Built in 1987
- NR-C zoning
- Located in Albuquerque
- Freestanding building
- 9 gated parking spaces
- Owner financing option

Asking Price	\$1,200,000	CAP Rate	41.56%
Site Size	9,509 SF	Net Operating Income	\$498,680
Building Size	4,005 SF	Zoning	NR-C
Year Built	1987	Market	Albuquerque
Cap Rate	41.56%		



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Location Map

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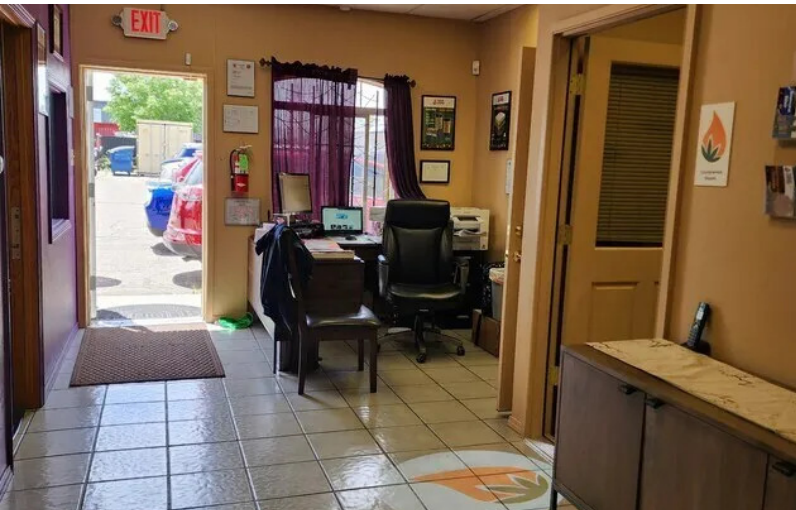
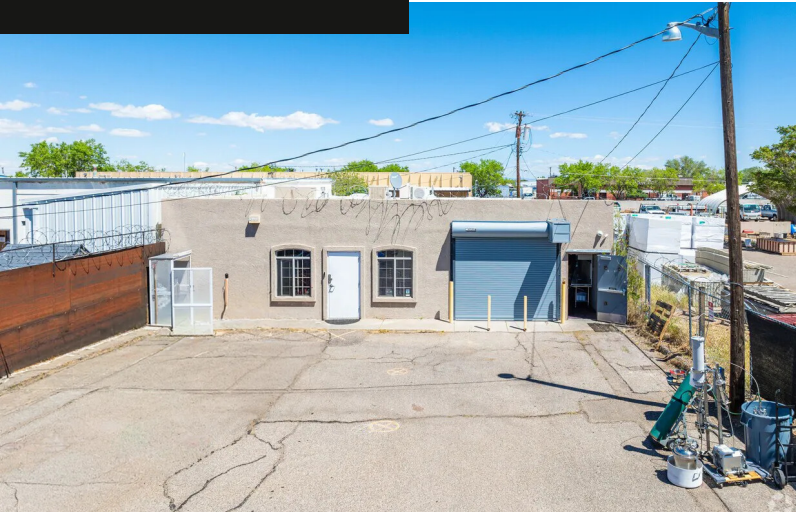




Additional Photos

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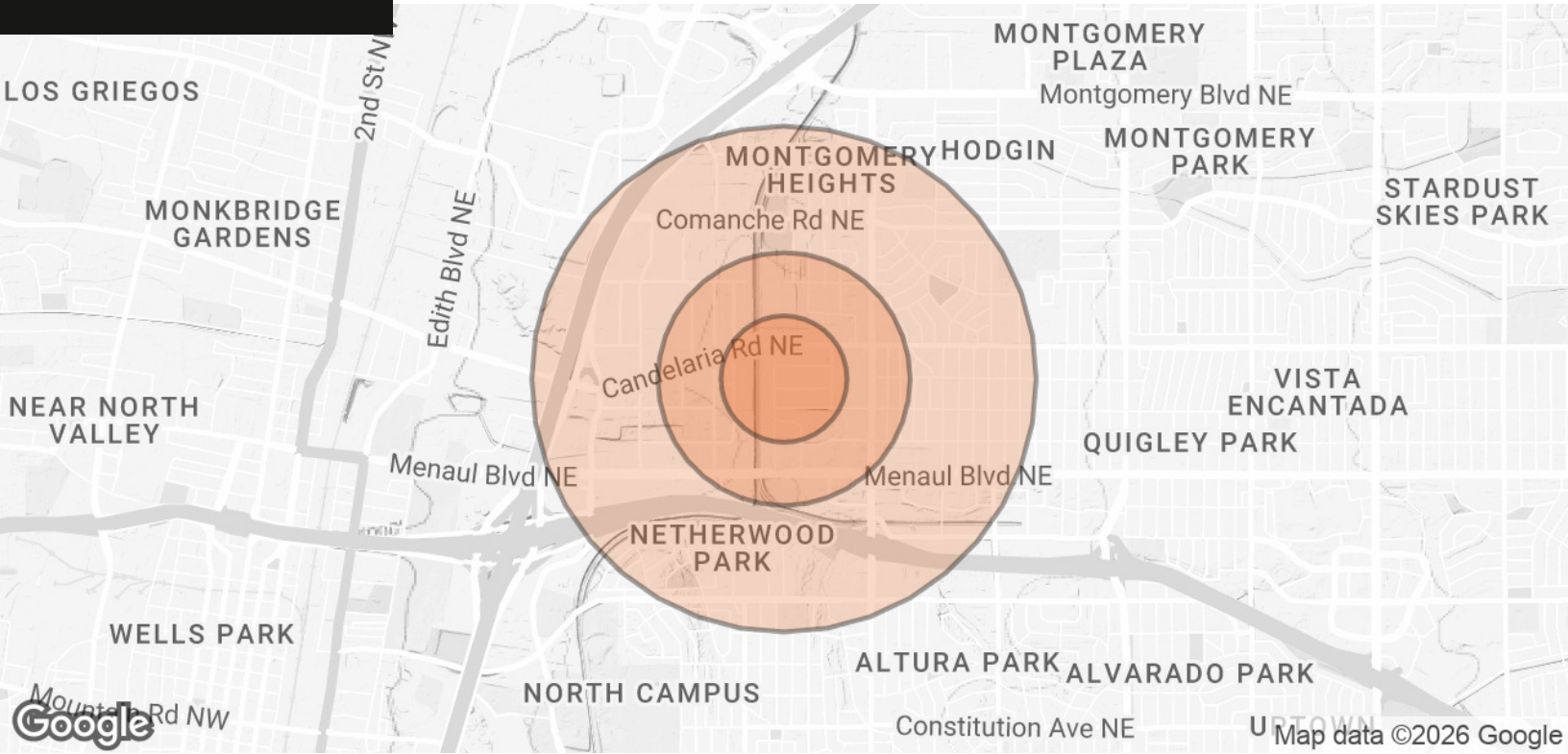
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Demographics Map

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	148	1,565	8,798
AVERAGE AGE	36.5	39.7	40.6
AVERAGE AGE (MALE)	37.4	40.0	39.0
AVERAGE AGE (FEMALE)	36.3	37.1	41.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	46	737	4,289
# OF PERSONS PER HH	3.2	2.1	2.1
AVERAGE HH INCOME	\$50,633	\$45,316	\$60,007
AVERAGE HOUSE VALUE	\$10,878	\$123,404	\$224,884

2023 American Community Survey (ACS)



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