



# CANNABIS LICENSE FOR SALE + LEASE IN ALEXANDRIA, MN

## MINNESOTA MICROBUSINESS DISPENSARY

401 NORTH NOKOMIS NORTH EAST, ALEXANDRIA, MN 56308

**\*Price includes state and municipal cannabis retail approvals + assignment of long term lease of \$6,600/Month NNN**

This premier location represents a rare, high-barrier-to-entry opportunity, with approval secured for one of just four cannabis dispensary licenses in Alexandria. Its appeal is further elevated by eligibility under Minnesota's new microbusiness license structure, giving a single operator the ability to cultivate, manufacture, retail, and potentially allow on-site consumption—all within a single or multiple integrated location.

This 2,762 square-foot standalone building features ample parking (50+ spaces), and prominent pylon signage on a high-visibility parcel. Under the microbusiness structure, operators may grow up to 5,000 square feet of canopy indoors or a half-acre outdoors, create cannabis products (10,000 lbs of cannabis for processing), and directly sell cannabis, hemp-derived products, and seedlings to customers—all with the option of a designated on-site consumption area.

Nearby national tenants helping anchor the trade area include McDonalds, Subway, Dairy Queen, Caribou Coffee, Pizza Hut, Scooter's Coffee, Casey's, Verizon, Wells Fargo Bank, and USPS - reinforcing the City of Alexandria as a hidden retail destination with strong daily consumer traffic. With only a few licensed buildings, built-in retail synergies, and flexible infrastructure, this site is ideally suited for a boutique dispensary and a vertically integrated cannabis business with exceptional long-term growth potential.

- **Exclusive Cannabis License:** One of six dispensary licenses issued in Alexandria, offering built-in market protection and limited competition.
- **Prime Retail Corridor:** Nearby national tenants helping anchor the trade area include McDonalds, Subway, Dairy Queen, Caribou Coffee, Pizza Hut and many more!
- **Microbusiness License Advantage:** In addition to the dispensary location, this license allows full vertical integration, including 5,000 SF canopy for cultivation, 10,000 lbs of cannabis product processing annually.

LICENSE PRICE <del>Previously: \$795,000*</del> <b>\$425,000*</b>	BUILDING SIZE <b>2,762 sq. ft</b>
5-MILE POP. <b>35,000+</b>	PARKING <b>50+</b>

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## ADDITIONAL PHOTOS



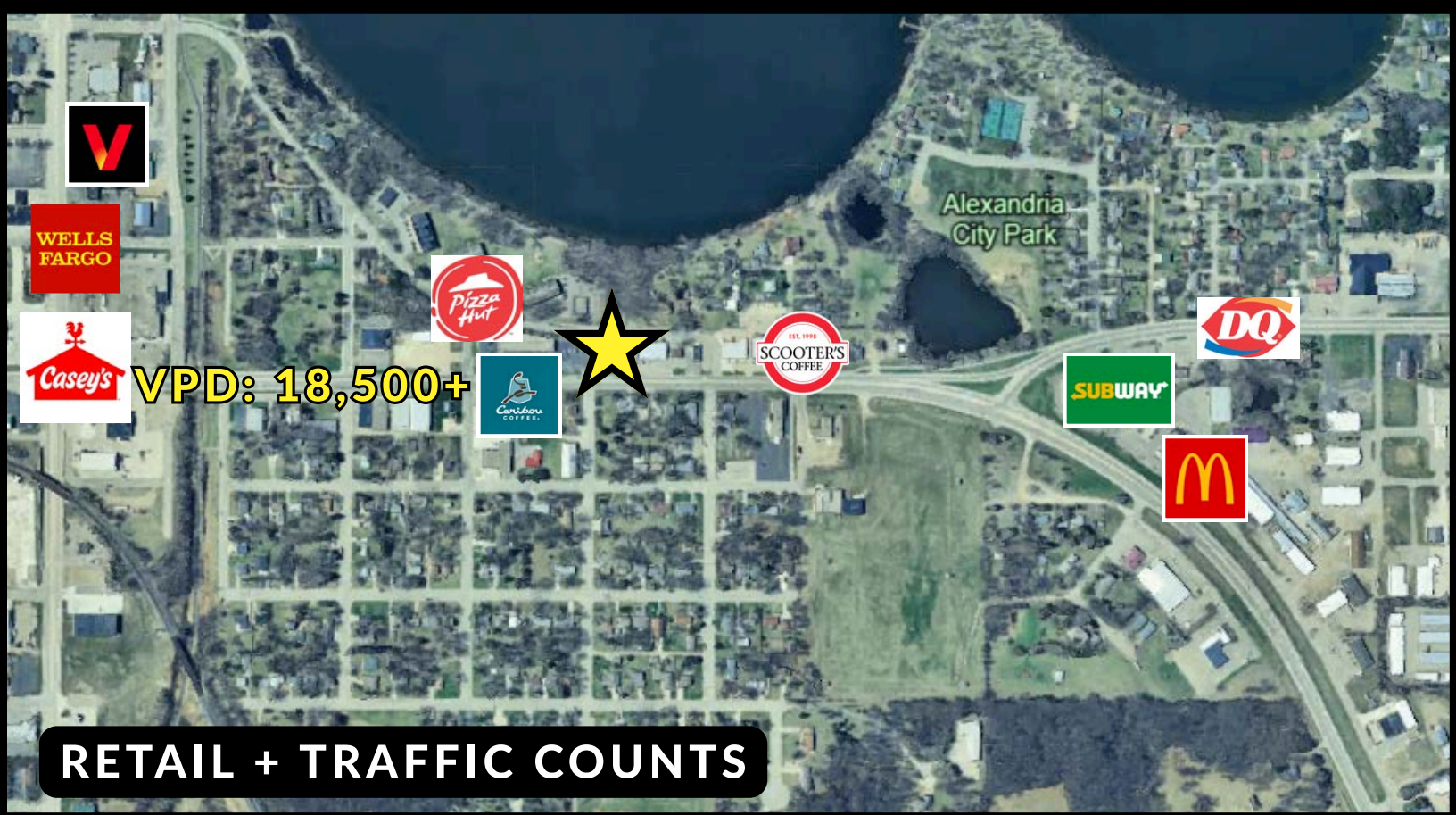
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GREEN ZONED  
REALTY



**AERIAL VIEW**



**RETAIL + TRAFFIC COUNTS**

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