

# 6,000 SF/21.45 ACRES LICENSED CANNABIS CULTIVATION



## FOR SALE



### PRICE REDUCTION TO \$1,195,000.00!

## 4345 & 4375 Waterman Rd

Vassar, Michigan 48768

### Property Description

Welcome to a grower's paradise where you can work and live on the same property. Sitting on a tranquil 21.45 acres that also has a pond to add with many different species of fish. Situated in Vassar Township with a City of Vassar address. Jump right in and get straight to growing in this operational State Licensed grow with a Class C AU and Class C Medical licenses which allow for 3,500 plants.

### Property Highlights

- Parcel ID Number: 020-003-000-0300-04 and 020-003-000-0300-03
- Size of Buildings: 6,000 SF Warehouse, 1,456 SF with a 1,276 SF walkout lower level plus an attached two car garage, 1,200 SF barn and an additional two-car garage.
- Total Land Size: 21.45 acres
- Sales Price & Terms: \$1,195,000.00 which includes property, all assets, furniture, fixtures, equipment, and the home.
- Year Built: Warehouse in 2020, house in 1995
- Ceiling Heights: 14' ft
- Utilities: Well water, septic tank, Single Phase 800 amp panel (3 phase available).
- Overhead Doors: 1
- Zoning: 2 acres I-Industrial, 18.45 AFR



Commercial Real Estate Services, Worldwide.

[www.naifarberman.com](http://www.naifarberman.com)

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#### Mike Lumetta

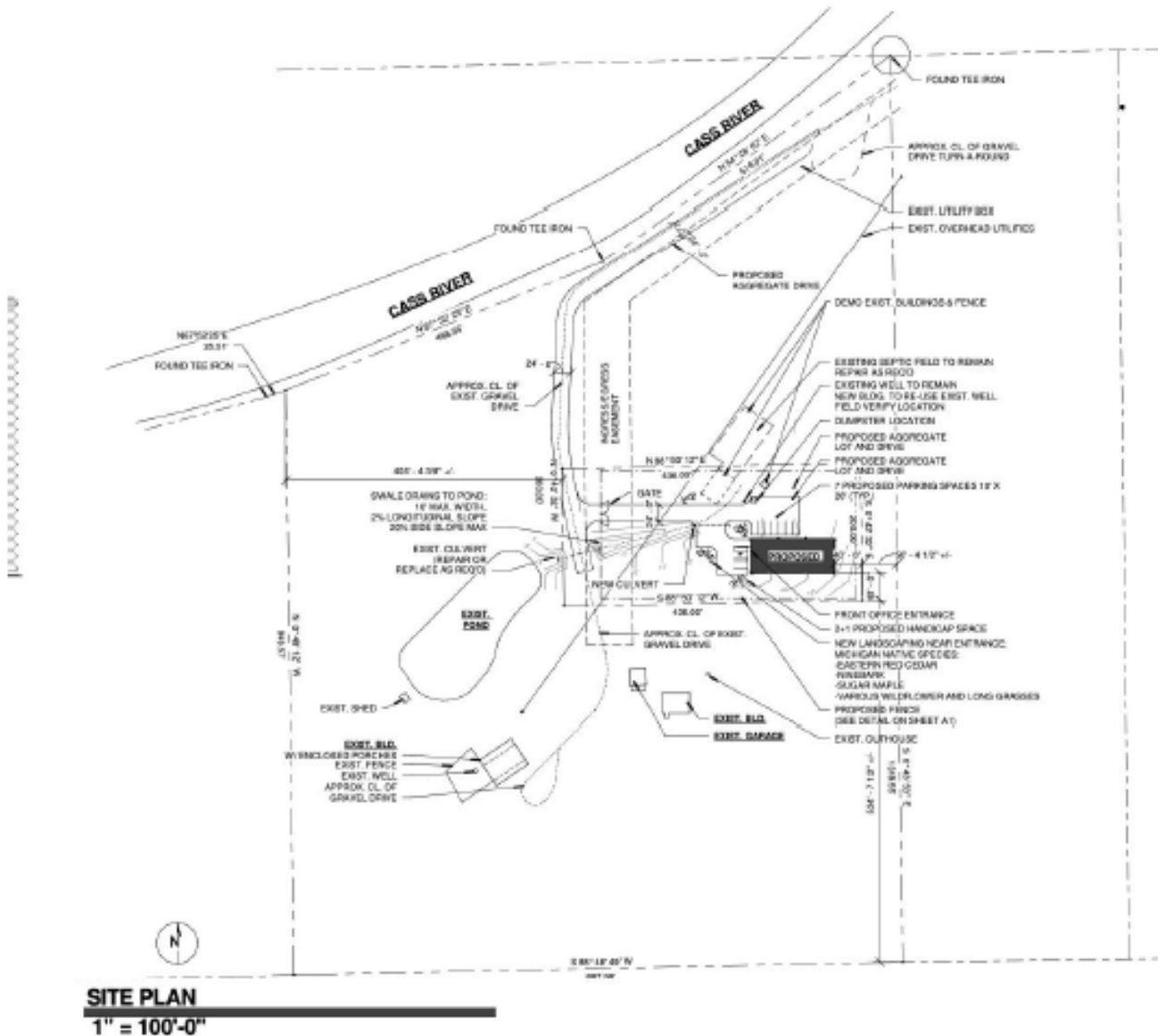
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# FOR SALE



# SITE PLAN

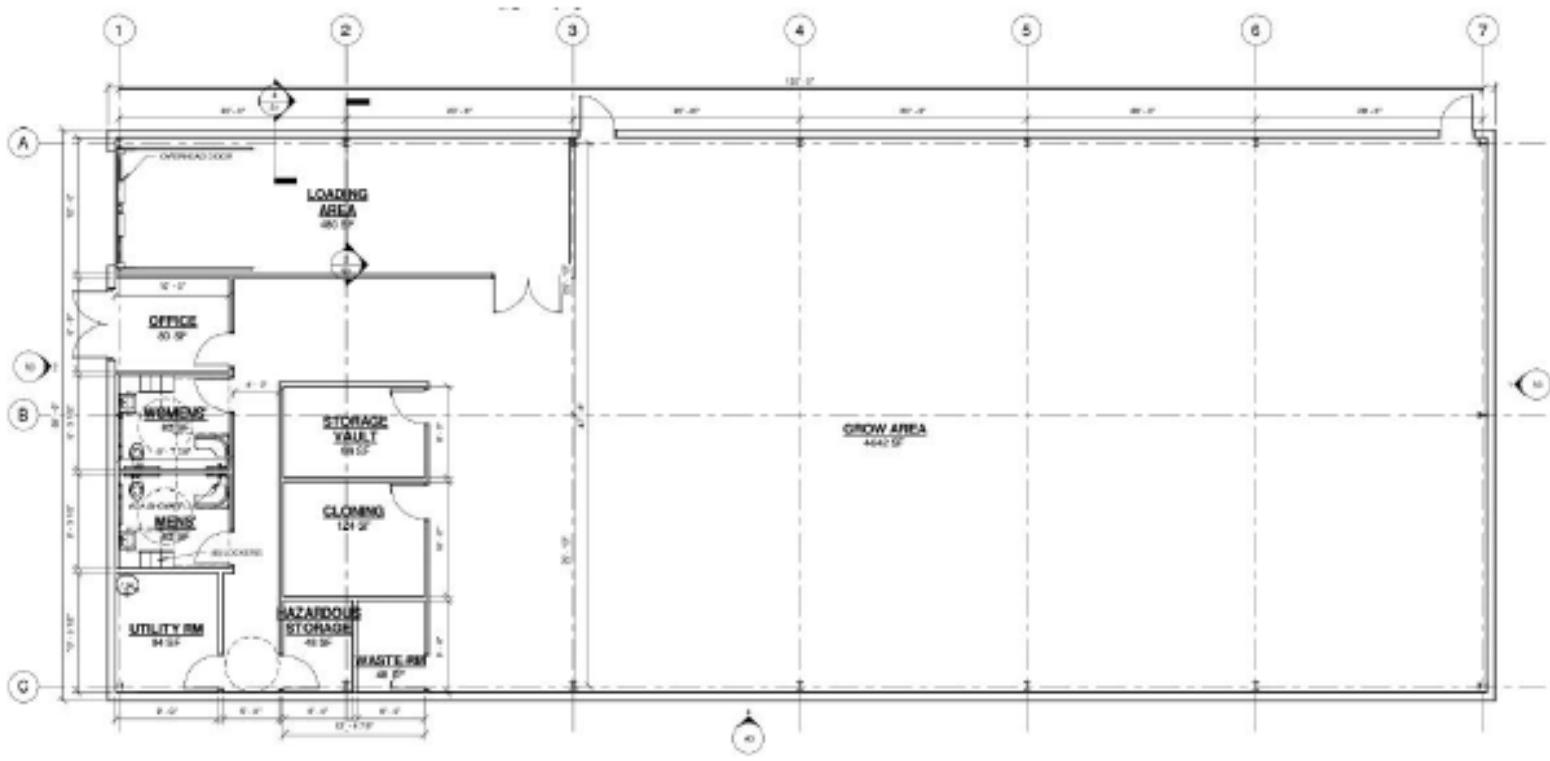


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FLOOR PLAN

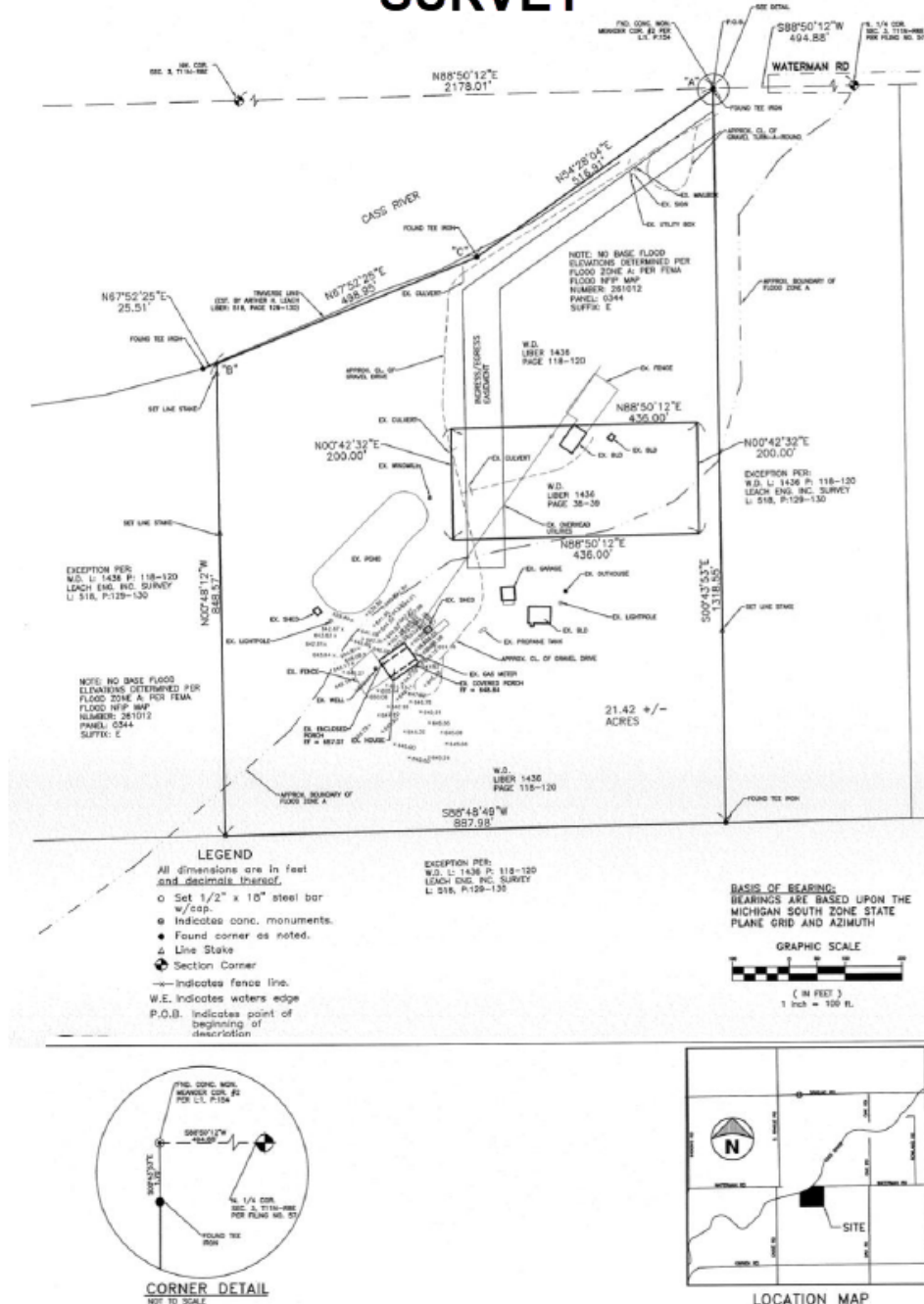


FLOOR PLAN  
3/16" = 1'-0"

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## SURVEY





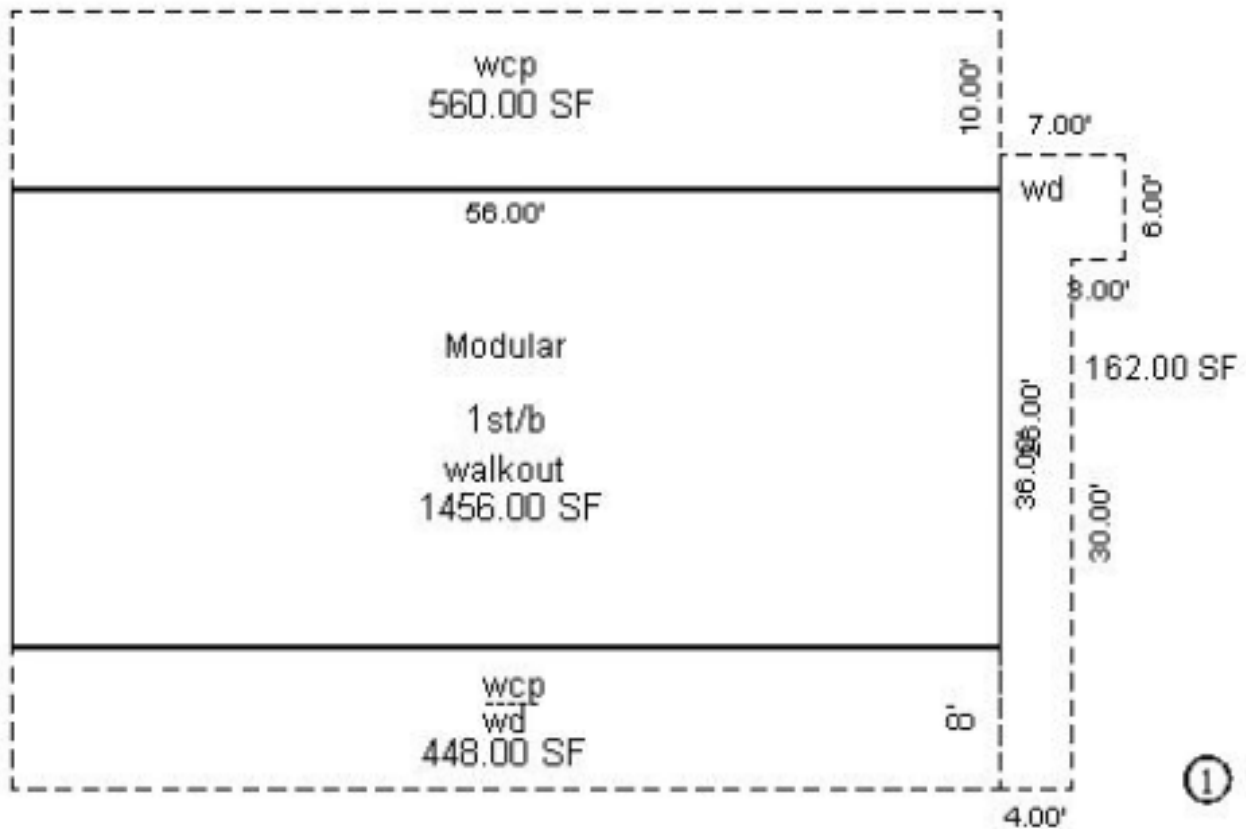
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③

## HOUSE FLOOR PLAN



①

②



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**Aerial Map**



Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar  
Technologies, USDA/FPAC/GEO

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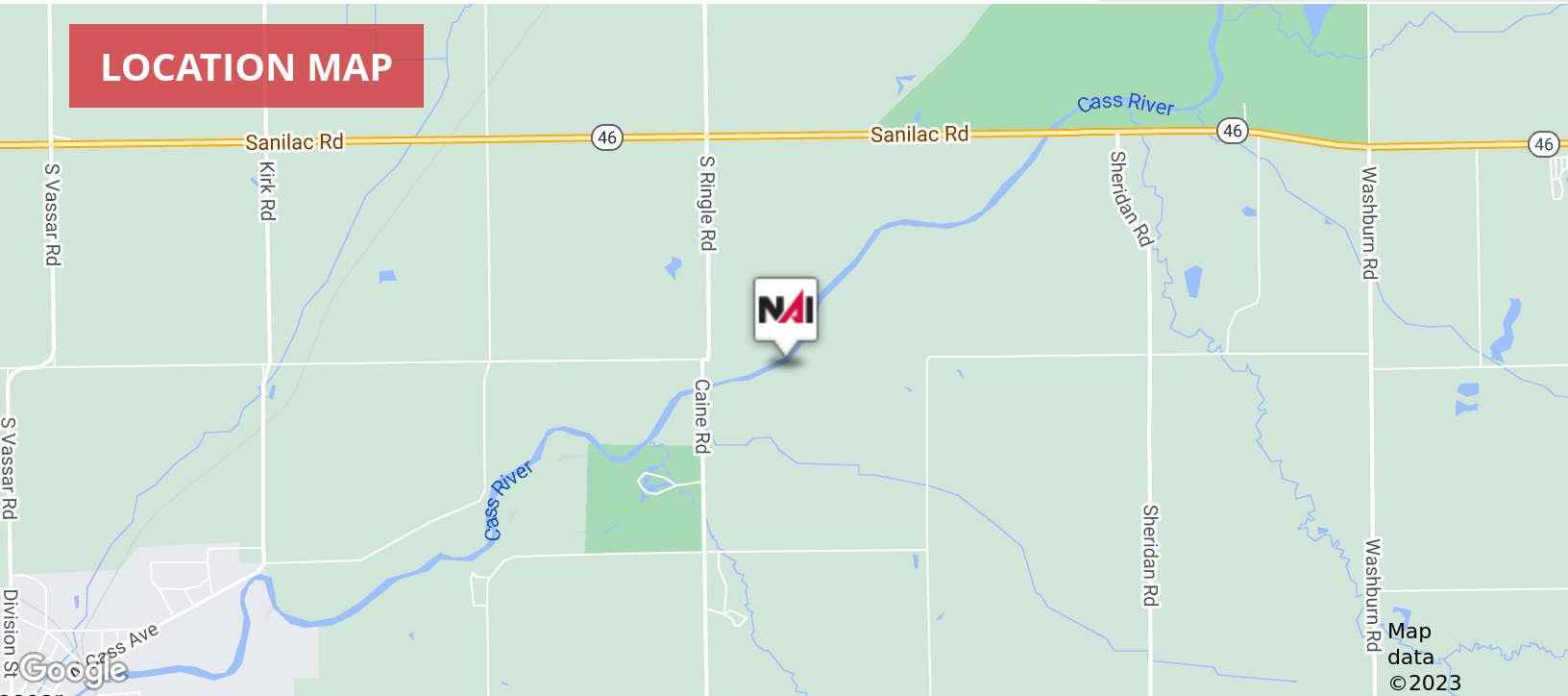
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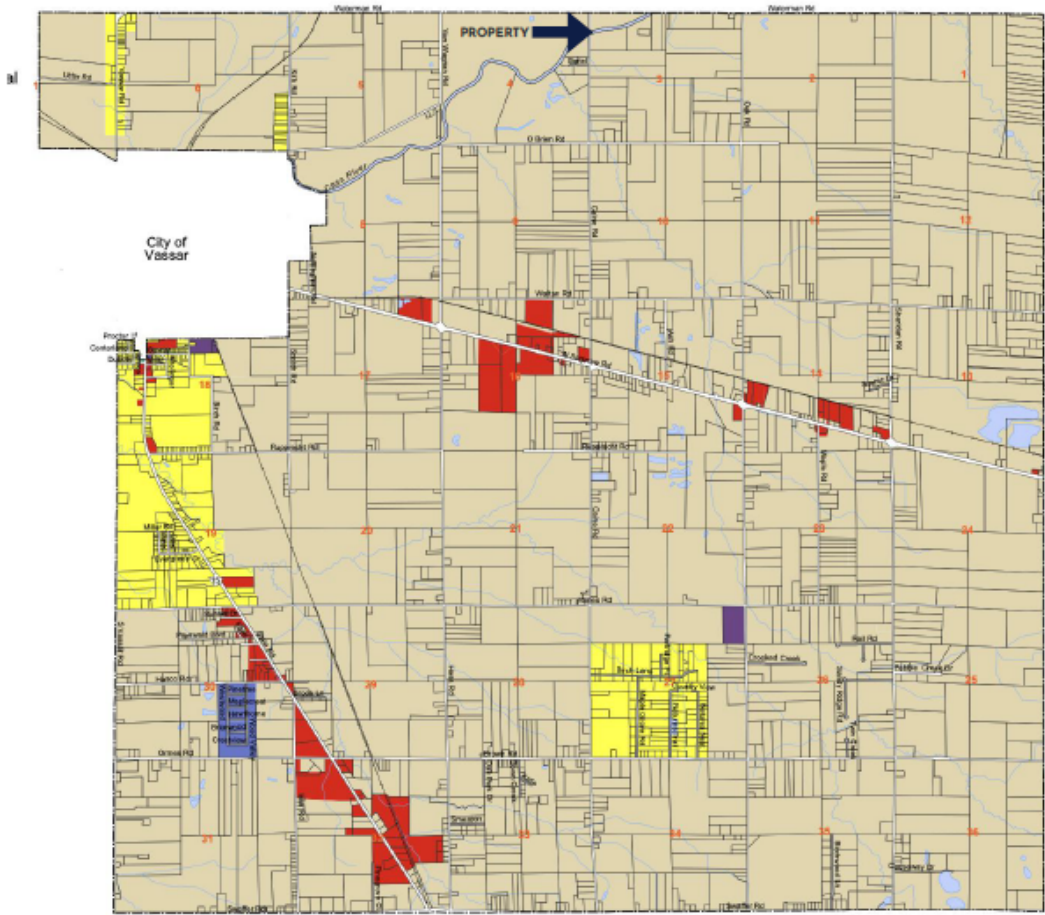


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# ZONING MAP



**Legend**

**Zoning Districts:**

- AFR Agricultural-Forestry-Residential
- RM Medium Density
- MHP Manufactured Housing Park
- C Commercial
- I Industrial

- PA 425 Agreement (Expires 2063)
- Private Roads
- Railroads
- Parcel Lines
- Vassar Township Limits
- Streams and Drains
- Water Bodies





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## FOR SALE

### Equipment

120 CMH 750 Watt Light

10 Dehumidifiers

Auto dose drip irrigation system

10 carbon filter kits

5 CO2 Generators

Post harvest Equipment (Freezers, scales, vacuum machines, etc)

Air conditioning (5 Units  $\times$  5 ton) + circulating fans.

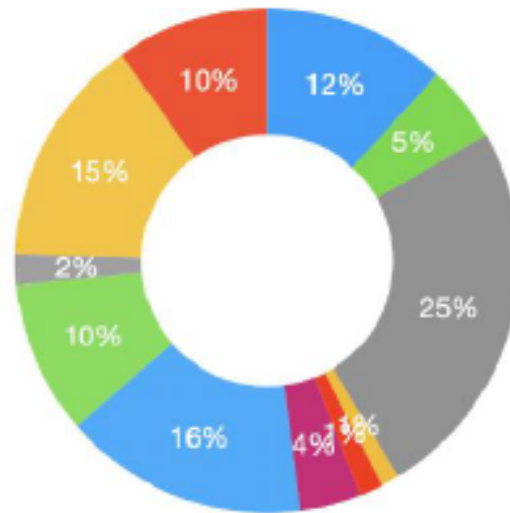
Reinforced concrete Volt

Cloning room equipment

Rolling tables

150KVA backup generator

Equipment



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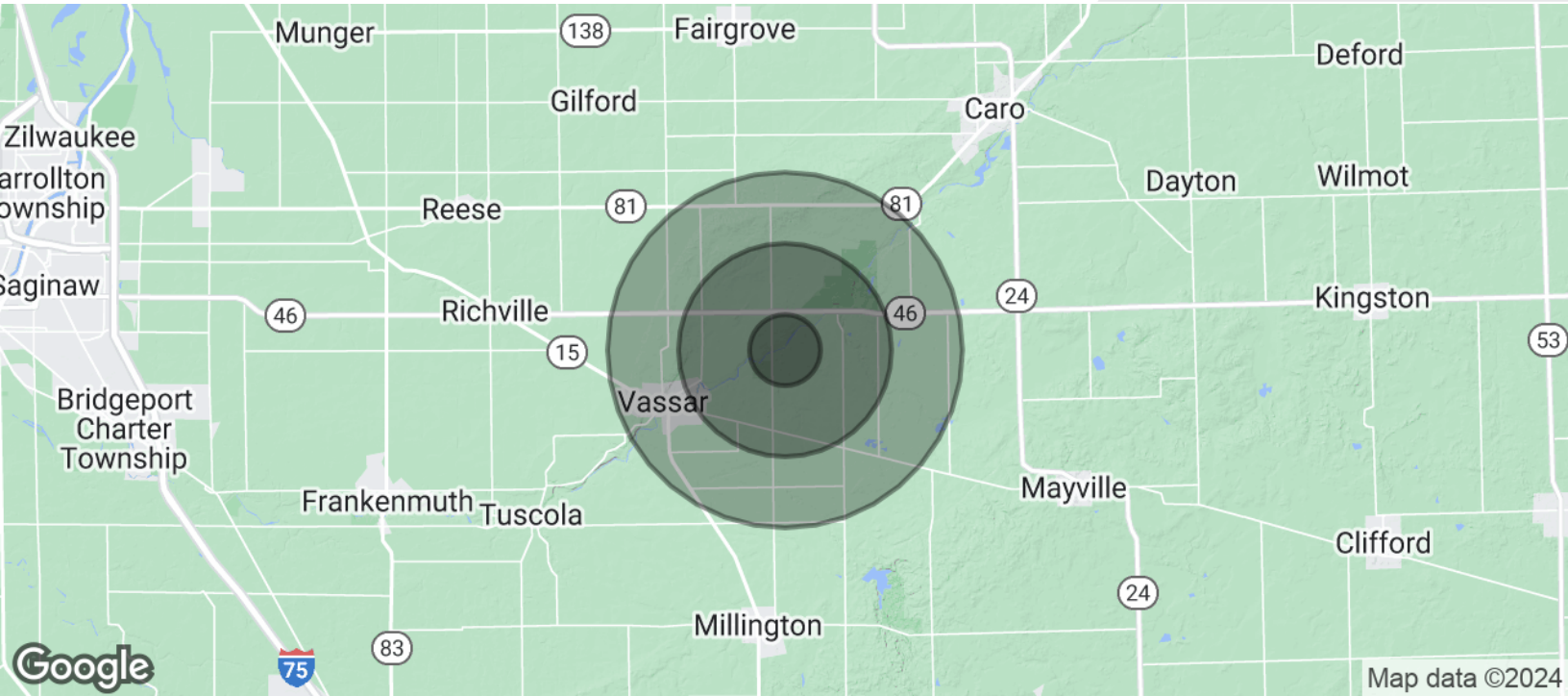


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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 308    | 2,827   | 7,630   |
| Average Age          | 36.3   | 37.9    | 42.2    |
| Average Age (Male)   | 31.1   | 33.5    | 39.5    |
| Average Age (Female) | 43.9   | 43.5    | 43.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 115       | 1,126     | 3,352     |
| # of Persons per HH | 2.7       | 2.5       | 2.3       |
| Average HH Income   | \$57,768  | \$58,149  | \$57,895  |
| Average House Value | \$111,401 | \$121,280 | \$126,444 |

2020 American Community Survey (ACS)