

INDUSTRIAL PROPERTY // FOR SALE

6,000 SF APPROVED TURNKEY CANNABIS CULTIVATION FACILITY W/ CLASS B LICENSES

6806 SHERIDAN RD

VASSAR, MI 48768



- Fully built-out with brand-new equipment
- Class B | Medical & Rec Grow Licenses
- 3 flower rooms, 1 veg/clone, 1 trim room
- 95 Fluence VYPR 2p LED flower room lights
- State-of-art Agrowtek system controls
- 2023 built facility on 4 acres in a quiet setting
- 1200 AMPS
- Potential for an additional 12,000 SF



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Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

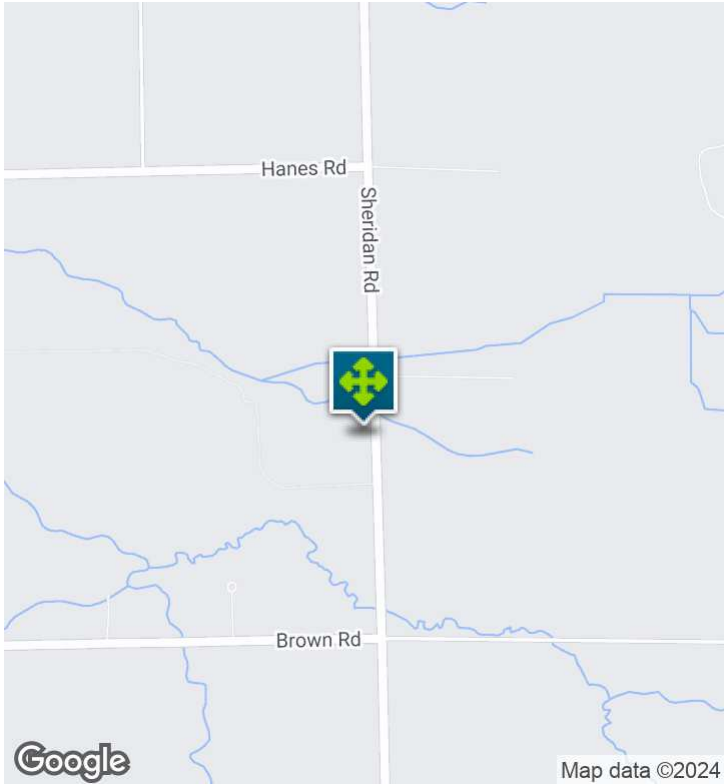
248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Sale Price	\$1,800,000
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OFFERING SUMMARY	
Building Size:	6,000 SF
Lot Size:	4 Acres
Price / SF:	\$300.00
Year Built:	2023
Zoning:	AFR Agricultural
Market:	Michigan North
Submarket:	Midland/Flint

PROPERTY OVERVIEW

Take advantage of a township-approved turnkey cannabis cultivation facility located in Vassar, just northeast of Flint. The brand-new, fully built-out building is 6,000 square feet and fenced in on 4 acres in a quiet country setting not far from the metro area. Includes Class B medical and Class B recreational cultivation licenses. Two 29'x48' flower rooms. One 29'x29' flower room. One 15'x38' veg/clone room. Real estate and equipment are included in the sale. Agrowtek BDX BatchMatic fertigation system. Sealed and polished glossy floors throughout. The building has 1200 AMPS.

Top-notch security system and cameras. Irrigation lines are completely installed. The equipment list includes 95 Fluence VYPR 2 p LED lights in flower rooms, 28 Fluence Spyder 2x lights in the veg room, 12 Anden dehumidifiers, 11 Trane XR AC units, and Hurricane Pro circulation fans. The building has a restroom, large shower, locker area for men and women, nutrients room. Overhead door. Electric vehicle charging port. Gate access to the property at the road. Approved for construction of an additional 12,000 SF, if needed.

LOCATION OVERVIEW

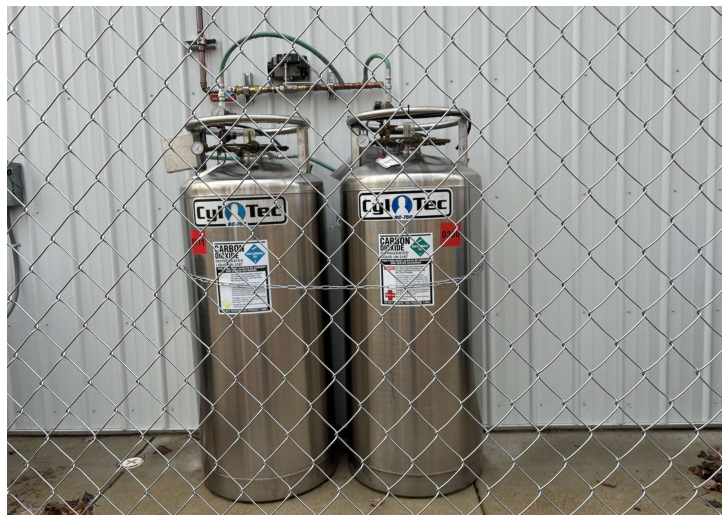
Located near M-46 and M-15 intersection, about 30 miles northeast of Flint.

PROPERTY HIGHLIGHTS

- Fully built-out with brand-new equipment
- Class B | Medical & Rec Grow Licenses
- 3 flower rooms, 1 veg/clone, 1 trim room

95 Fluence VYPR 2 p LED lights in flower rooms

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ADDITIONAL PHOTOS



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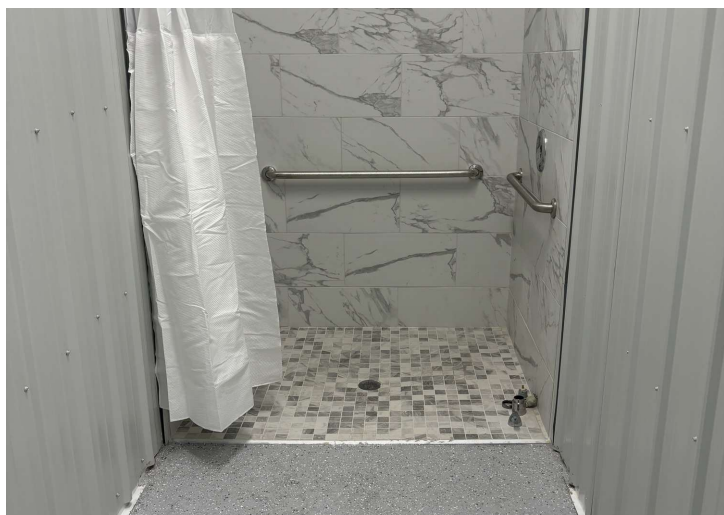
Kevin Bull SENIOR ASSOCIATE
D: 248.358.5361 | C: 248.895.9972
kevin@pacommercial.com

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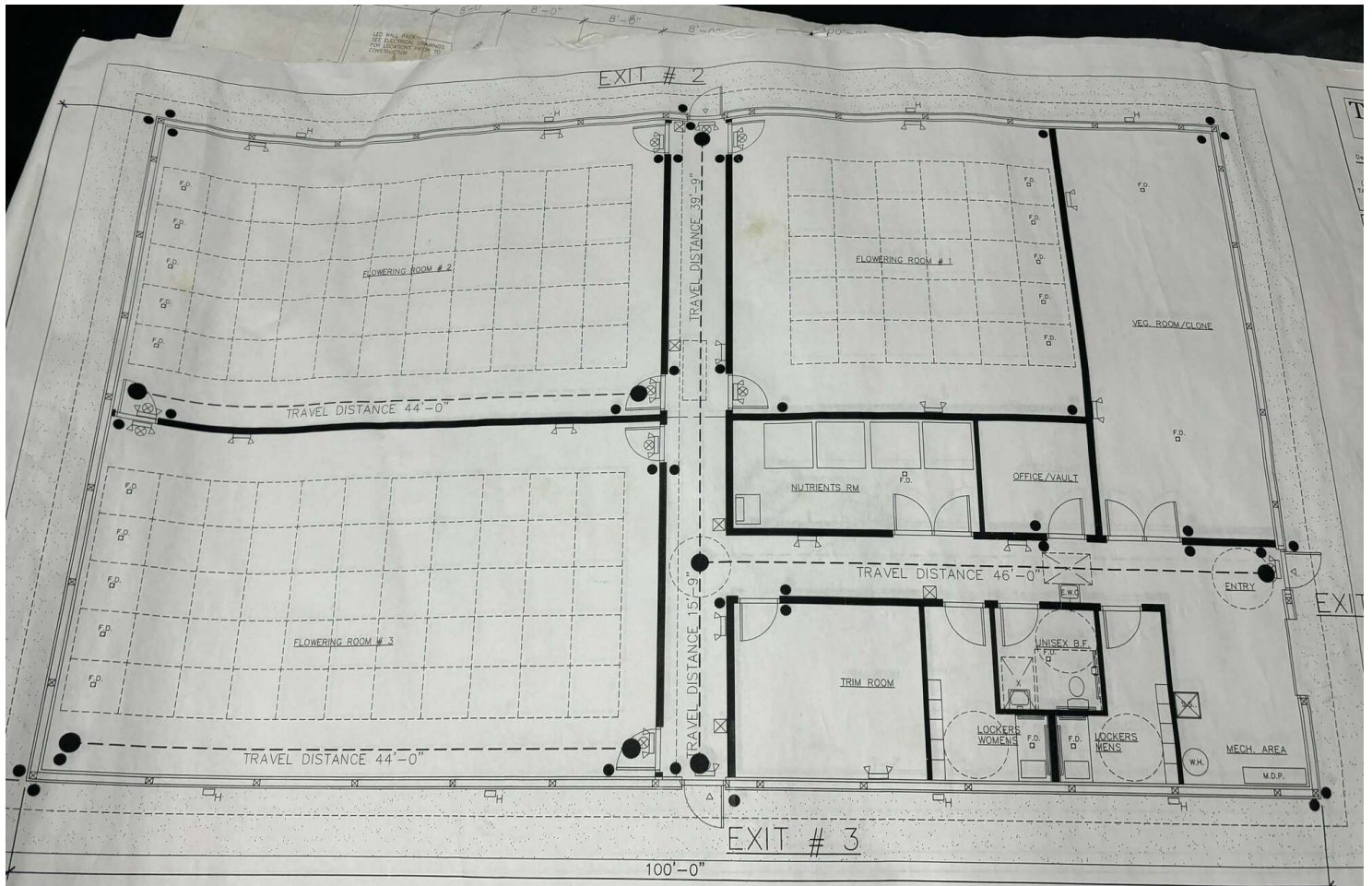
ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

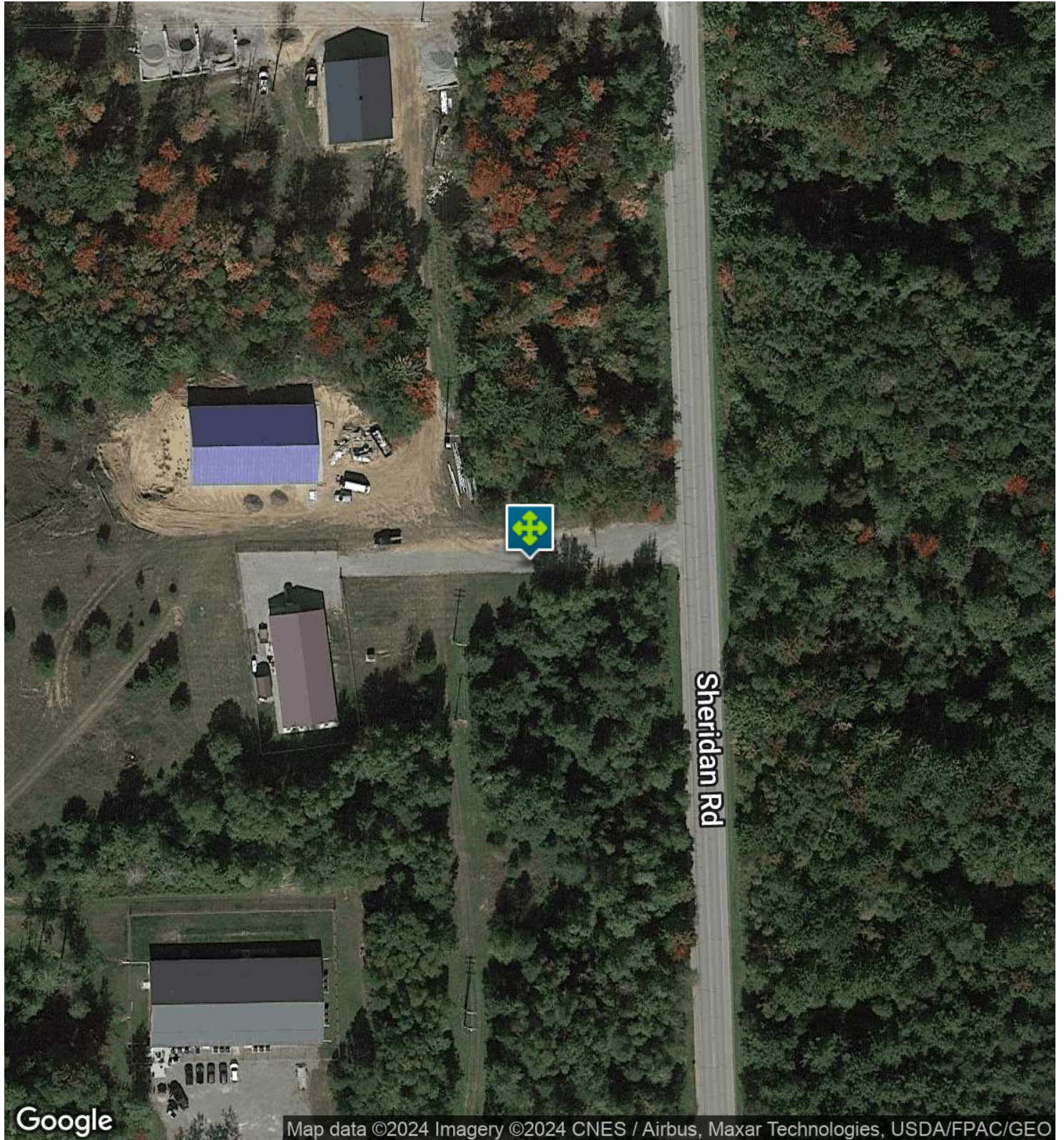


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SITE PLANS



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AERIAL MAP



Google

Map data ©2024 Imagery ©2024 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

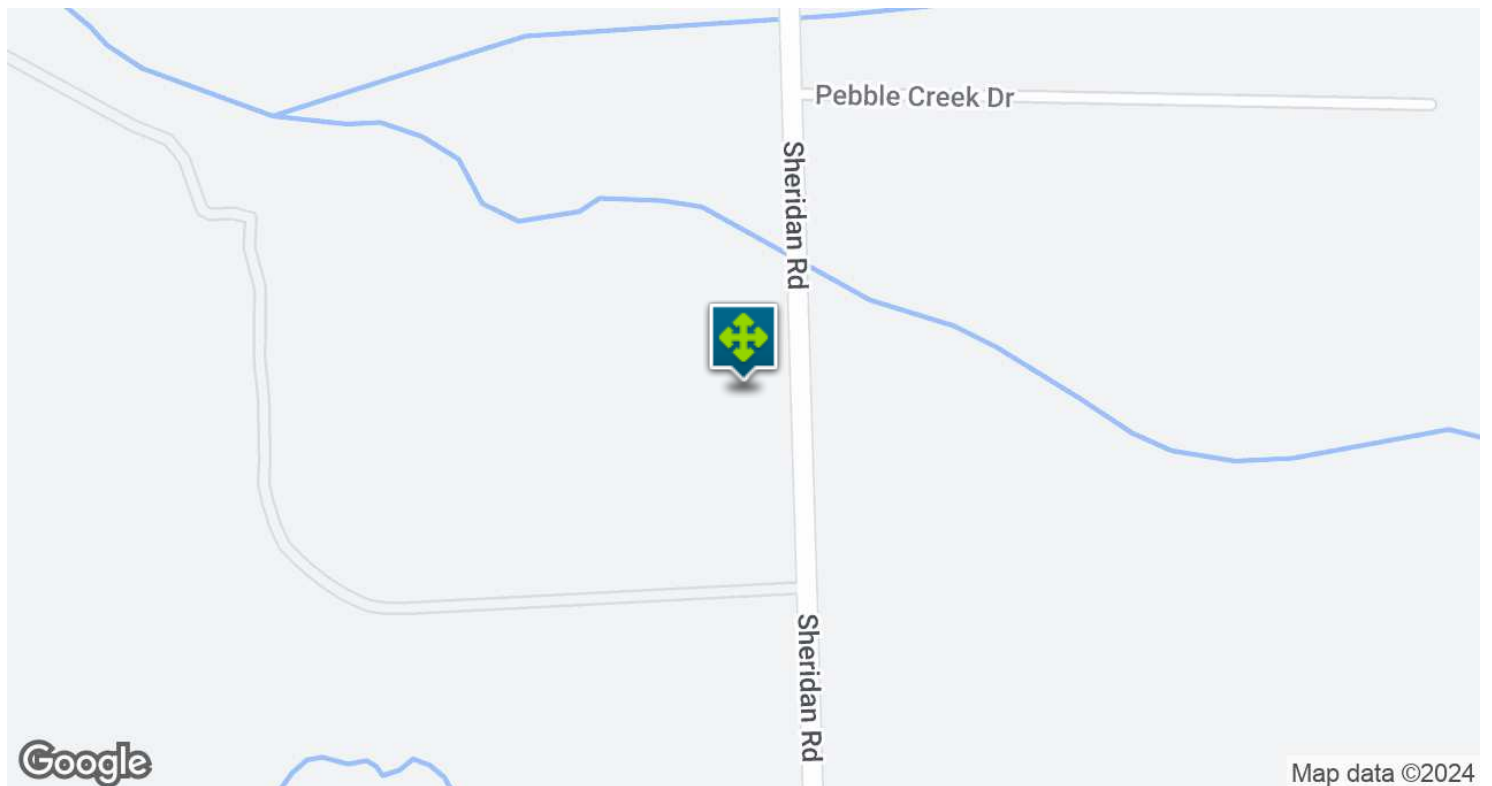


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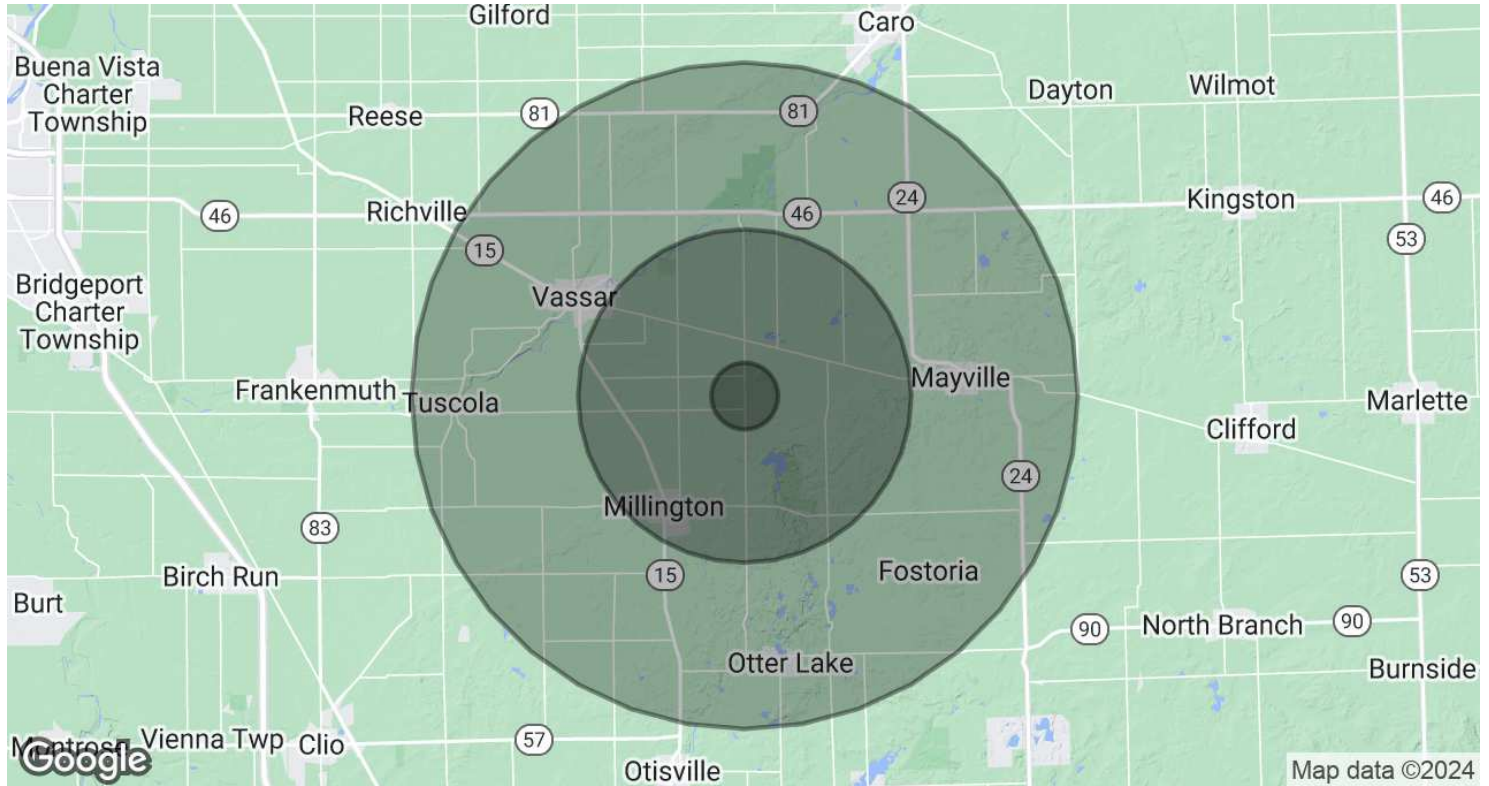
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	164	8,183	27,393
Average Age	52.4	41.0	44.6
Average Age (Male)	51.2	39.3	43.1
Average Age (Female)	52.7	43.2	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	91	3,828	12,377
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$53,281	\$52,350	\$57,519
Average House Value	\$130,916	\$114,065	\$133,581

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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