

# VASSAR - TURNKEY PROCESSING FACILITY

101 ENTERPRISE DRIVE | VASSAR, MI 48768



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FINANCING](#)

**FOR SALE | FOR LEASE**

**C3 CRE, LLC** | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | [c3cre.com](http://c3cre.com)

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## PROPERTY HIGHLIGHTS

- Turnkey Adult-Use/Medical Processing Facility available for sale or lease - License and Real Estate included.
- Freestanding building built in 2002 and zoned Industrial.
- This facility is ready to go and can be utilized for all things processing. Featuring a 320 square foot C1D1 room, a commercial kitchen, and two (2) walk-in coolers.
- The building has gone through extensive improvements and has a metal roof that is in excellent condition.
- Great synergy in the immediate marketplace surrounded by a dense residential population and several national tenants.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	270	1,958	3,970
Total Population	617	4,383	8,832
Average HH Income	\$54,503	\$55,678	\$55,797

## BUILDING SIZE

6,686 SF

## LAND SIZE

3.17 Acres

## LEASE PRICE

Contact Broker

## ASKING PRICE

\$1,950,000 (Seller Financing Available)

## AREA TENANTS





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- 1 - CID1 Room (Exterior of Building)
- 1 - Securitech Security System (64 Cameras)
- 2- Walk-in Cooler - Stafford-Smith (6'X8")
- 1 - Kitchen Hood - Denlar
- 1 - Kitchen Sink and Countertops
- 1 - Dishwasher
- 1 - Gas Kitchen Range
- 1 - MANITOWOC 30" Air Cooled Ice Machine
- 1 - Hobart 80 Quart Industrial Mixer
- 2 - HarvestRight Freeze Dryer
- 1 - Osprey 75 Gal Commercial Washing Machine/Pump
- 1 - Cleaning Pump for Osprey Washing Machine
- 2 - Stainless Steel 32 Gal. barrels on casters for washing
- 5 - Plastic Water Barrels for Washing
- 3 - Chest Freezers - 21 cu. Ft.
- 1 - Schaefer RoboFill RF300 Capsule Filler
- 1 - Refrigerator - Conference Room
- 1 - Various Aluminum Kitchen Trays
- 3 - Aluminum Rolling Racks with Plastic Bins
- 10 - Steel Work Tables
- 1 - 800 Amp Electrical Service
- 1 - Electric Barrel Tumbler
- 1 - Natural Gas Generator (30kw)

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- 3 - Industrial UV Water Filters
- 1 - Lowtemp 4x7 V2 Press with Manual BVA Hand Pump
- 1 - Air Compressor - Fortress 2 GAL
- 1 - EvolutionRO Reverse Osmosis System
- 1 - Single-Head Pasty Liquid Filling Machine: ModelG1WGD
- 16 - 32 Gal. All Mesh Wash Bags
- 2 - 32 Gal. All Mesh Wash Bags
- 1 - Whiteboard Alum Frame 6x4
- 1 - Whiteboard 48x31 (Qty 3)
- 2 - Conference Room Tables
- 1 - Various Conference Room Chairs
- 4 - Office Desks
- 2 - Liquid/Soup Warmer
- 3 - File Cabinets
- 1 - Small Chest Freezer
- 6 - Black Wire rack on wheels - 24D x 48W x 63H
- 2 - Industrial Steel Racks - Vault
- 5 - Industrial Steel Racks - Warehouse





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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, 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:

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

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

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

