



PREMIER PROPERTY PARTNERS

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OPERATIONAL RECREATIONAL GROW FOR SALE

# 7579 US HIGHWAY 131

FIFE LAKE, MI 49633

**SALE: \$999,000**

**4 FLOWER  
ROOMS**

**1 DRY  
ROOMS**



**3 VEG/MOTHER  
ROOMS**

**1 PROCESSING &  
TRIM ROOMS**

**1 STORAGE/  
SAFE ROOM**



**4,752 SF OPERATIONAL  
AU CULTIVATION**



**1.04 ACRES OF LAND  
ROOM TO EXPAND**



**FLOWER/ VEG LIGHTS  
56 GROWERS CHOICE  
60 GAVITA**



**AUTOMATIC FEEDING  
SYSTEM**



**HEAVY POWER  
1,000 AMPS**



**CO2 MONITORS  
LOGICO2 MK9**



### PROPERTY DESCRIPTION

Discover an exceptional opportunity in the sought-after Fife Lake area. This impressive property encompasses a 4,752 SF building, perfectly suited for growing recreational marijuana. Located on the prominent US Highway 131, the property enjoys high visibility and accessibility. Boasting a prime location in the heart of Fife Lake, this property presents an ideal canvas for investors seeking a strategic foothold in this thriving cannabis market.

### PROPERTY HIGHLIGHTS

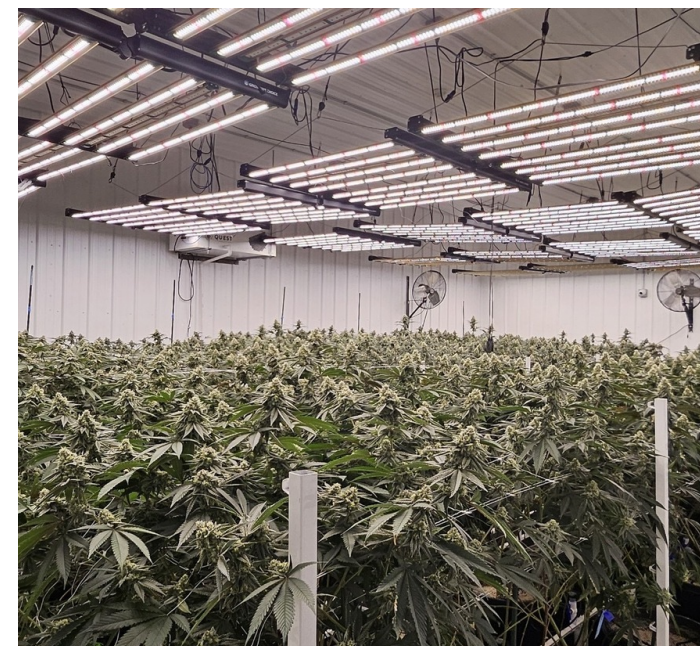
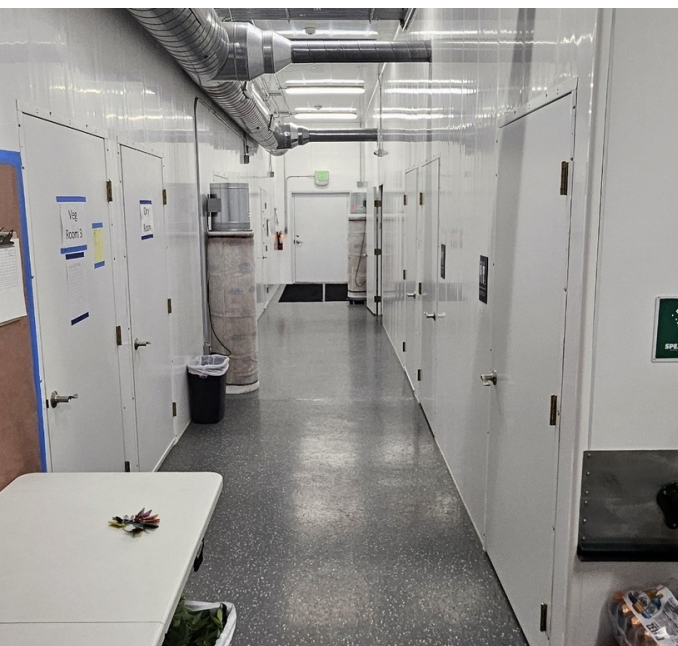
- Operational Recreational Grow For Sale
- Seller Financing Available
- Averaging between 90 and 95 pounds a month and about 15 pounds of trim and small bud
- Constructed in 1975, ensuring a solid and established structure
- Prominent location on US Highway 131 for high visibility and accessibility
- Strategic positioning in the heart of Fife Lake for a thriving commercial market

### OFFERING SUMMARY

Sale Price:	\$999,000
Number of Units:	1
Lot Size:	45,832 SF
Building Size:	4,752 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	59	1,622	7,176
Total Population	105	2,877	14,298
Average HH Income	\$51,534	\$48,062	\$56,106



BUILDING DATA

JURISDICTION  
FIFE LAKE, MI  
GRAND TRAVERSE COUNTY CONSTRUCTION CODES  
2650 LAFRANIER RD., TRAVERSE CITY, MI 49686  
231-966-4014

BUILDING CODES  
MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - 2015  
MICHIGAN PLUMBING CODE - 2015  
MICHIGAN ELECTRICAL CODE - 2017  
MICHIGAN MECHANICAL CODE - 2015

USE GROUP  
F-1 FACTORY

CONSTRUCTION TYPE  
EXISTING SB

BUILDING AREA  
4,860 SF

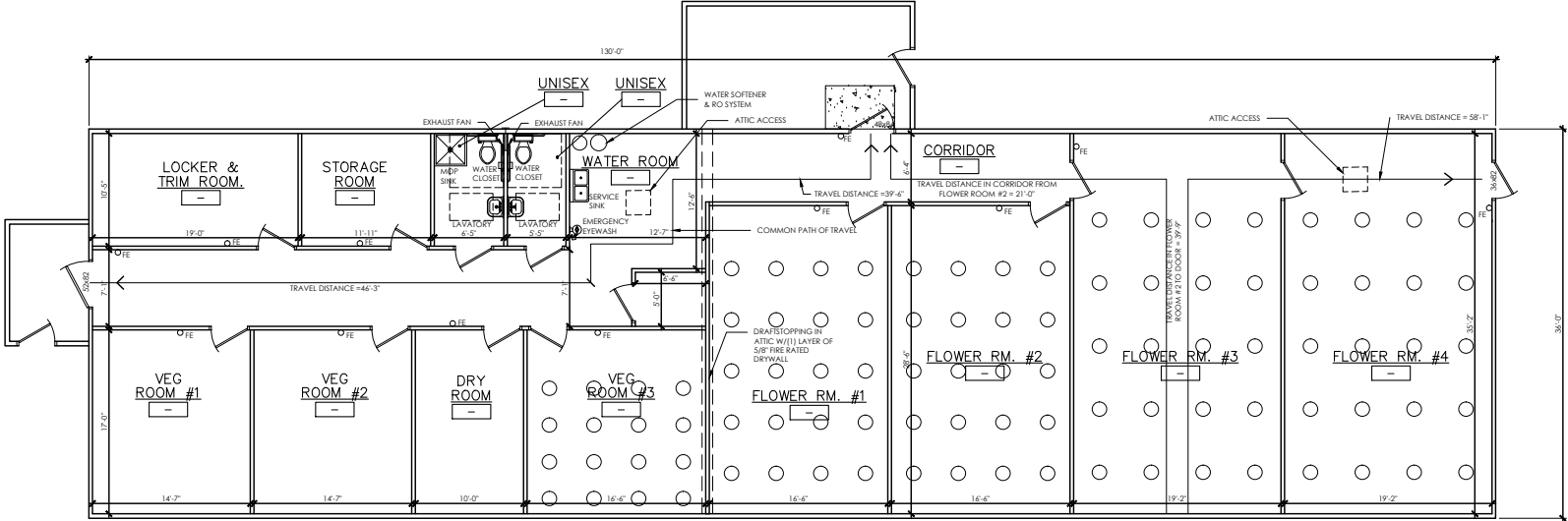
OCCUPANT LOAD  
CALCULATED - F-1 (DIVIDE BY 300 GROSS) 16 OCCUPANTS

OWNER DECLARATION - 6 OCCUPANTS

COMPLIANCE METHOD  
MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2015

301.1.2 WORK AREA COMPLIANCE METHOD

ALTERATIONS - LEVEL 3 - CHANGE OF USE / OCCUPANCY



NORTH  
FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

- FE - FIRE EXTINGUISHER
- 16" DIAMETER POT (NO TABLES)

GENERAL NOTES

- GENERAL CONTRACTOR TO COMPLY WITH THE FOLLOWING CODES  
MICHIGAN BUILDING CODE-2015 EDITION  
MICHIGAN BARRIER FREE- ICC/ANSI A117.1-2009  
MICHIGAN PLUMBING CODE- 2015 EDITION  
MICHIGAN MECHANICAL CODE- 2015 EDITION  
MICHIGAN ELECTRICAL CODE (NEC-2017) WITH PART 8 AMENDMENTS
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATIONS OF DUCTS, PIPING BOXES, CHASES, CONDUITS, ETC.
- DOOR HANDLES, PLUS LATCH, LOCKS AND OTHER OPERATING MAXIMUM HEIGHT OF 48" ABOVE FINISH FLOOR. OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. ALL MEANS OF EGRESS WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS, THE OPENING FORCE FOR INTERIOR SIDE-SWING DOORS WITH-OUT CLOSERS SHALL NOT EXCEED 5-POUND FORCE. FOR ALL OTHER SIDE-SWING, SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECT TO A 15-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15 POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCHSIDE.
- ALL DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90° THE TIME TO MOVE THE DOOR TO THE CLOSED POSITION OF 12" SHALL BE A MIN. OF (5) SECONDS
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- ALL EGRESS DOORS SHALL BE NON-LOCKING AGAINST EGRESS.
- ALL GLASS WITHIN 24" OF DOOR AND LOCATED 18" ABOVE FINISH FLOOR MUST BE SAFETY GLASS
- CONTRACTORS SHALL READ ENTIRE SET AND REPORT ANY REQUEST FOR INFORMATION TO THE ARCHITECT FOR DESIGN CLARIFICATION, DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR IN FIELD NOTIFY ARCHITECT FOR CLARIFICATION AS REQUIRED.
- EXTERIOR WALLS TO BE R-19 INSULATION  
-ROOF INSULATION TO BE R-50  
-REFER TO SHEET A-3.0 FOR INSULATION NOTES

CODE COMPLIANCE

CHAPTER 3 COMPLIANCE METHODS

301.1.2 Work area compliance method. Repairs, alterations, additions and changes of occupancy...

SECTION 504 ALTERATION - LEVEL 2

504.1 Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

504.2 Application. Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8.

CHAPTER 7 ALTERATIONS - LEVEL 1

701.2 Conformance. An existing building or portion thereof shall not be altered such that the building becomes less safe than its existing condition.

707.2 Addition or replacement of roofing or replacement of equipment. Where addition or replacement of roofing or replacement of equipment results in additional dead loads, structural components supporting such re-roofing or equipment shall comply with the gravity load requirement of the IBC.

Exceptions:

- Structural elements where the additional dead load from the roofing or equipment does not increase the force in the element by more than 5 percent.

CHAPTER 8 ALTERATIONS - LEVEL 2

801.3 Compliance. All new construction elements, components, systems and spaces shall comply with the requirements of the International Building Code.

Exceptions:

- Newly installed electrical equipment shall comply with the requirements of Section 808.

SECTION 804 FIRE PROTECTION

804.2.2 Group F-1...work areas that have exits or corridors...serving an occupant load greater than 30...shall be provided with automatic sprinkler protection where ALL of the following conditions occur:

- The work area is required to be provided with automatic sprinkler protection in accordance with IBC as applicable to new construction; and
- The work exceeds 50% of the floor area.

MBC REQUIRES A SPRINKLER FOR F-1 AREAS OVER 12,000 SF PER SECTION 903.2.4. PROVIDE 3-HR FIRE SEPARATION TO CREATE 2 FIRE AREAS UNDER 12,000 SF IN AREA.

804.4 Fire alarm and detection. NONE REQUIRED.

805.3.1.1 Single exit buildings. Only one exit is required from buildings and spaces of the following occupancies:

- Groups B and F a single exit is permitted in the story at the level of exit discharge when the occupant load of the story does not exceed 50 and the exit access travel distance does not exceed 75 feet.

805.4.1.1 OCCUPANT LOAD AND TRAVEL DISTANCE. IN ANY WORK AREA, ALL ROOMS AND SPACES HAVING AN OCCUPANT LOAD GREATER THAN 50 OR IN WHICH THE TRAVEL DISTANCE TO AN EXIT EXCEEDS 75 FEET SHALL HAVE A MINIMUM OF TWO EGRESS DOORWAYS. NOT REQUIRED

805.4.2 DOOR SWING. ...ALL EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL. NOT REQUIRED

805.5.1 CORRIDOR DOORS. CORRIDOR DOORS IN THE WORK AREA SHALL NOT BE CONSTRUCTED OF HOLLOW CORE WOOD AND SHALL NOT CONTAIN LOUVERS.

SECTION 806 ACCESSIBILITY

806.1 General. A building, facility, or element that is altered shall comply with section 410.

410.6 Alterations. A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 of the MBC & ICC / A117.1

PROVIDE PH BARRIER FREE TOILET ROOMS

SECTION 807 STRUCTURAL

807.2 New structural elements. New structural elements. shall comply with the IBC.

SECTION 808 ELECTRICAL

808.1 All newly installed electrical equipment and wiring relating to work done in any work area shall comply with all applicable requirements of NFPA 70

SECTION 809 MECHANICAL

809.1 Reconfigured or converted spaces. All reconfigured spaces. shall be provided with natural or mechanical ventilation in accordance with the International Mechanical Code.

CHAPTER 10 CHANGE OF OCCUPANCY

SECTION 1011 OTHER REQUIREMENTS

1011.1 Light and ventilation. Light and ventilation shall comply with the requirements of the IBC for the new occupancy.

SECTION 1012 CHANGE OF OCCUPANCY CLASSIFICATION

MEANS OF EGRESS - Change of Use:

1005 Refer to 1012

1012.4 Change of use, Hazard Category S-1 to F-1 is Equal Hazard - Category 4

1012.5 Change of use, Hazard Category Height and Area: EQUAL hazard - Existing accepted

1012.6 Change of use, Hazard Category Exposure of Exterior Walls: EQUAL hazard - Existing accepted - Category 2

1012.8 ACCESSIBILITY FOR EXISTING BUILDINGS SECTION 410 COMPLETE CHANGE OF OCCUPANCY SHALL HAVE AT LEAST ONE ACCESSIBLE ENTRANCE, ONE ACCESSIBLE ROUTE, SIGNAGE COMPLYING WITH SECTION 111 IBC, AND ACCESSIBLE PARKING SPACE.

**TRIUMPH**

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(F) 810.584.7362  
http://www.triumphengineering.com

7579 US-131  
FIFE LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MI

ISSUED FOR DATE  
FOR PERMIT 02-19-2021  
FOR PERMIT 03-04-2021  
REVIEW COMMENTS 03-24-2021  
REVIEW COMMENTS 04-06-2021  
REVIEW COMMENTS 04-15-2021  
CONST. DOCUMENTS 06-09-2021

DRAWN : JDL  
CHECKED : JDT  
SCALE : 3/16" = 1'-0"  
JOB NO : TE-20-260  
SHEET TITLE :  
FLOOR PLANS  
SHEET  
A-1.0

**FLOWER ROOM 1**

- 20 Gavita 19A Lights
- 1 Quest Dual 225 230V Dehumidifier
- 2 Goodman ARUF16D25AA 1 Phase 5 Ton AC Units
- 3 Plant Racks
- 1 TrolMaster Hydro X-HCS-1
- LogiCO2 Mk9 Co2 Monitor
- Can-Fan E11034

**FLOWER ROOM 2**

- 20 Gavita 19A Lights
- 1 Quest Dual 225 230V Dehumidifier
- 2 Goodman ARUF16D25AA 1 Phase 5 Ton AC Units
- 3 Plant Racks
- 1 TrolMaster Hydro X-HCS-1
- LogiCO2 Mk9 Co2 Monitor
- Can-Fan E11034

**FLOWER ROOM 3**

- 20 Growers Choice ROI-e720 Lights
- 1 Quest Dual 225 230V Dehumidifier
- 2 Goodman ARUF16D25AA 1 Phase 5 Ton AC Units
- 3 Plant Racks
- 1 TrolMaster Hydro X-HCS-1
- LogiCO2 Mk9 Co2 Monitor
- Can-Fan E11034

**FLOWER ROOM 4**

- 20 Gavita 19A Lights
- 1 Quest Dual 225 230V Dehumidifier
- 2 Goodman ARUF16D25AA 1 Phase 5 Ton AC Units
- 3 Plant Racks
- 1 TrolMaster Hydro X-HCS-1
- LogiCO2 Mk9 Co2 Monitor
- Can-Fan E11034

**VEG ROOM 1**

- 12 Growers Choice ROI-e720 Lights
- 1 Quest Dual 225 230V Dehumidifier
- 2 Goodman ARUF37C14AD 1 Phase 3 Ton AC Units
- 2 Plant Racks
- 1 TrolMaster Hydro-X HCS-1
- 1 Aircare Humidifier

**VEG ROOM 2**

- 12 Growers Choice ROI-e720 Lights
- 1 Quest Dual 225 230V Dehumidifier
- 2 Goodman ARUF37C14AD 1 Phase 3 Ton AC Units
- 2 Plant Racks
- 1 TrolMaster Hydro-X HCS-1
- 1 Aircare Humidifier

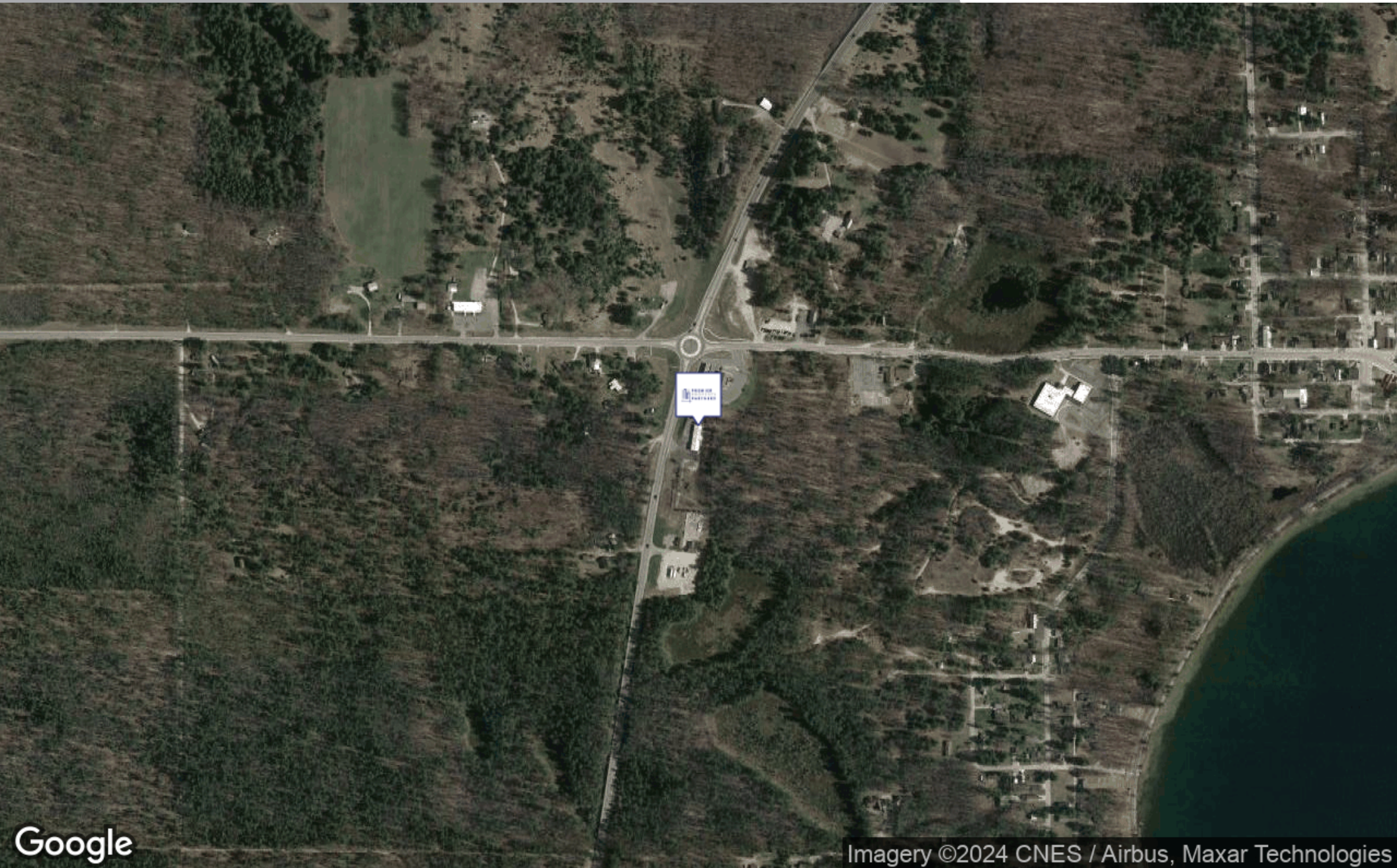
**VEG ROOM 3**

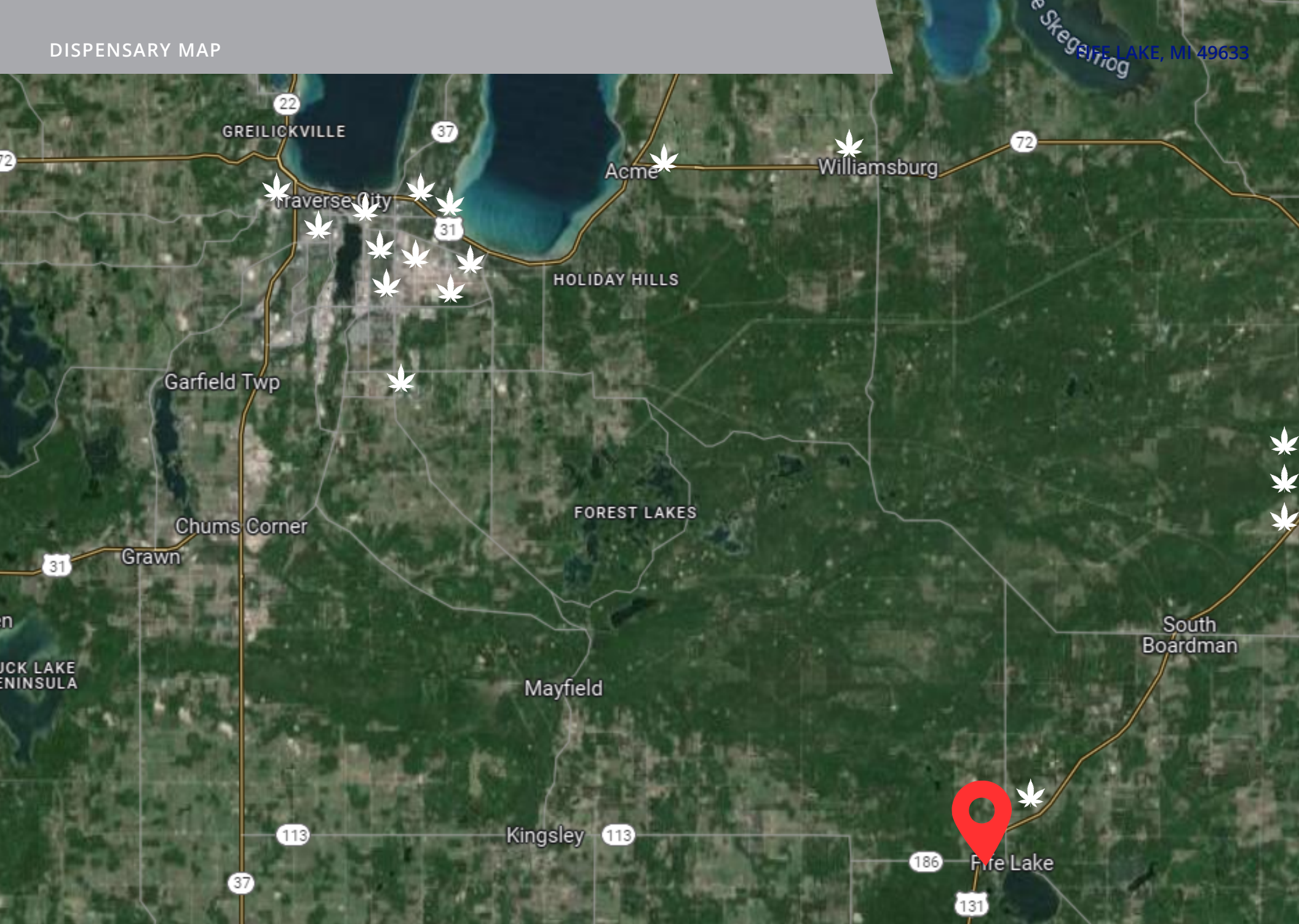
- 12 Growers Choice ROI-e420 Lights
- 1 Quest Dual 225 230V Dehumidifier
- 2 Goodman ARUF37C14AD 1 Phase 3 Ton AC Units
- 2 Plant Racks
- 1 TrolMaster Hydro-X HCS-1
- 1 Aircare Humidifier

**ADDITIONAL EQUIPMENT**

- 1 Quest Dual 225 230V Dehumidifier
- 1 TrolMaster Aqua-x NFS-1
- 2 Ace Roto-Mold - 100 Gallon Tanks
- 1 Dab Water Technology Water Pump
- Plow truck on site







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