

\$395,000

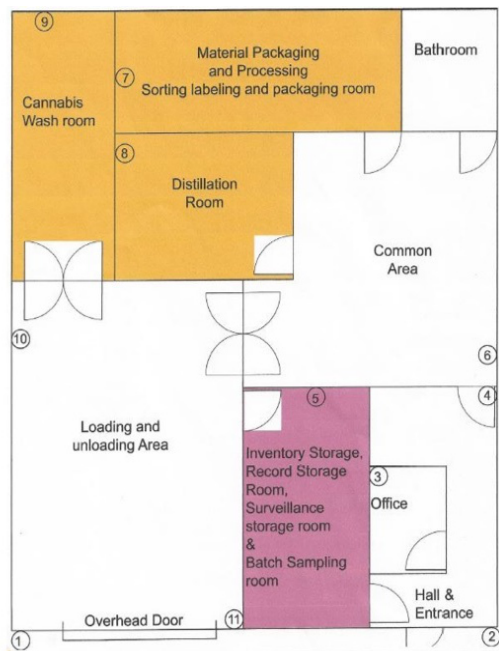


Located in beautiful Santa Rosa and directly off the 101 freeway, two active and recently-renewed cannabis licenses: Type-6 and Type-11.

Property is 2,000SF, split equally between manufacturing and distribution uses. Lease rate is \$6,600/month. Real Estate is not for sale. Buyer has option for a lease assignment, or for a new direct lease to be created.

All deal terms are pre-negotiated and Seller is highly-motivated!

**NDA REQUIRED**



### REAL ESTATE HIGHLIGHTS

- Prime Location in Santa Rosa; less than 1,000ft from Freeway.
- Sale includes furniture, fixtures, and equipment.
  - Includes Lease assignment or new direct lease.
  - Lease extension possible.
- Seller willing to assist with transition.
- Cannabis-friendly landlord.

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