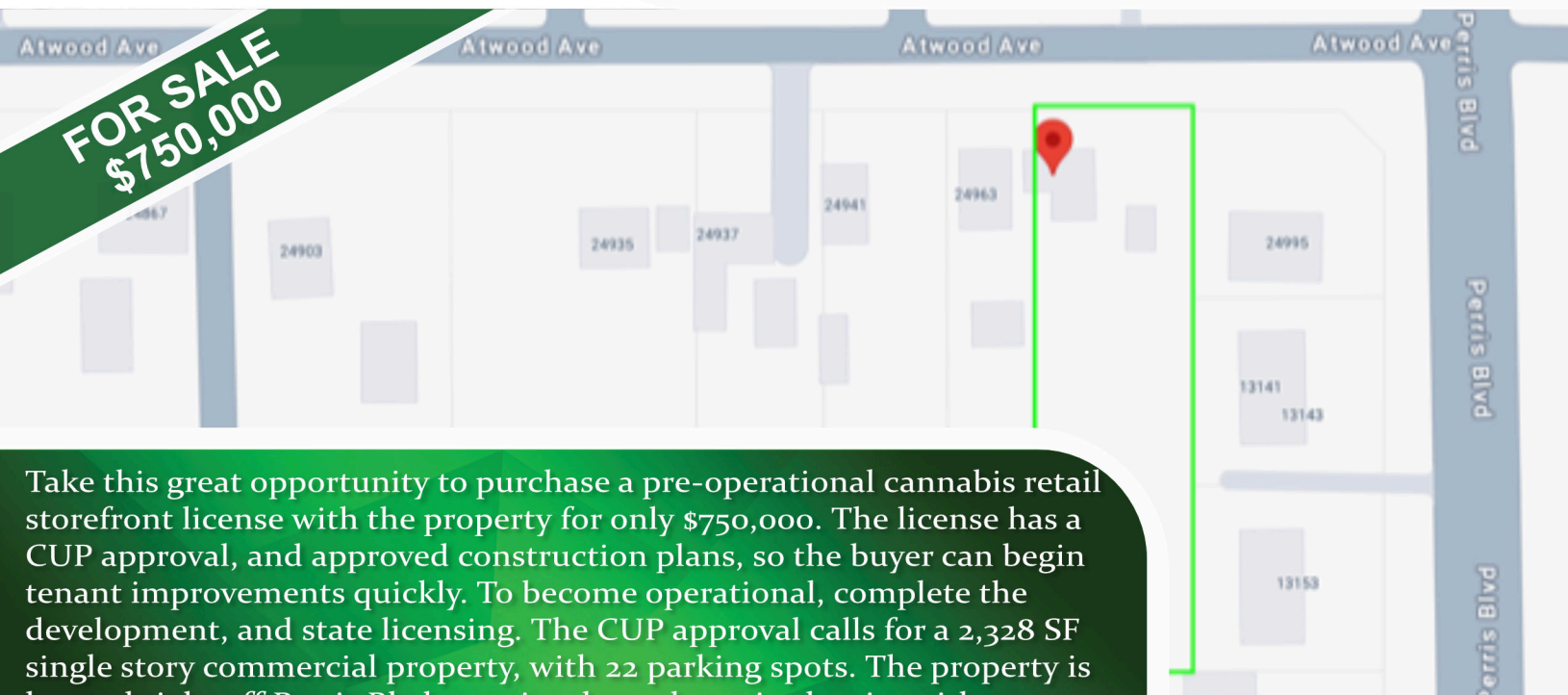


FOR SALE
\$750,000



Take this great opportunity to purchase a pre-operational cannabis retail storefront license with the property for only \$750,000. The license has a CUP approval, and approved construction plans, so the buyer can begin tenant improvements quickly. To become operational, complete the development, and state licensing. The CUP approval calls for a 2,328 SF single story commercial property, with 22 parking spots. The property is located right off Perris Blvd, a major throughway in the city with strong traffic counts. The half-acre property is being priced at raw land value since the 1,100 SF single-family residence that was located on the property has burned down, and there are no existing structures on the property.

PRICED TO SELL!

HIGHLIGHTS

- Valuation Breakdown:
 - Property: \$500,000
 - Pre-operational Retail License: \$250,000
- CUP Approved
- Construction Plans are Approved
- .58 Acre Lot
- Zoned Commercial
 - Proposed Occupancy Mercantile
- City has a simple transfer process
- Seller is Motivated - Bring all Offers!



Seller will work with the Buyer to finalize licensing, become operational, and transfer all licensing over seamlessly. Reach out to us for additional information including site plan and guidance on the licensing process.

Meilad Rafiei

CEO

License# 01788589

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