

**FIRE SALE**  
**\$50,000 OBO**

"Our office is under strict orders from the Seller to locate a buyer this month. All offers and terms will be considered. Seller financing available up to 24 months.

LET'S MAKE A DEAL

Take this rare opportunity to purchase a pre-operational cultivation facility, that has VERTICAL INTEGRATION capabilities. About 75% of the cultivation construction is completed, and there is a grandfathered approval to build a retail facility at the same premises! A vertically integrated cannabis facility offers a significant competitive advantage by streamlining operations and increasing profitability, while mitigating risks associated with supply shortages or price fluctuations. Maine, one of the East Coast's most established cannabis markets, is a proven hub for cannabis demand. With \$166 per capita recreational sales in 2023—among the highest in the U.S.—and a 36% increase to \$216.9 million from 2022, sales rose another 12% in 2024 to \$244 million. Don't miss your chance to capitalize on Maine's thriving cannabis industry."

**SEED**  
**to SALE**

### LICENSE HIGHLIGHTS:

- All offers and terms will be considered
- Seller is motivated and ready to strike a deal
- Seller financing available
- Grandfathered for Vertical Integration
- Nearly Built-Out Cultivation
  - \$600,000 Invested To Date
  - Lighting Plan
    - 176 x Flower
    - 24 x Mother
    - 32 x Veg
    - 3 x Clone
  - Estimated Price per Pound: \$2,000 – \$2,500
    - Cost to Grow One Pound is \$300 – \$600 per Pound

### LOCATION HIGHLIGHTS:

- 412 Hill St, Biddeford, ME
- 13,808 Sf
- 2 Elec Panels:
  - 1k Amps Over 408 Volts
  - 400 Amps Over 208 Volts
- Municipal Airport Adjacent
- Biddeford – An Emerging Hot Spot!
  - College Town: U Of New England
  - 15 Miles S Of Portland
  - 2 Hours From Boston
  - Riverfront Redevelopment
  - Youthful Demographic – 33k Adults (21+) w/in 15 Min
  - Above State Avg Income

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