

**FOR SALE**  
**\$40,000**

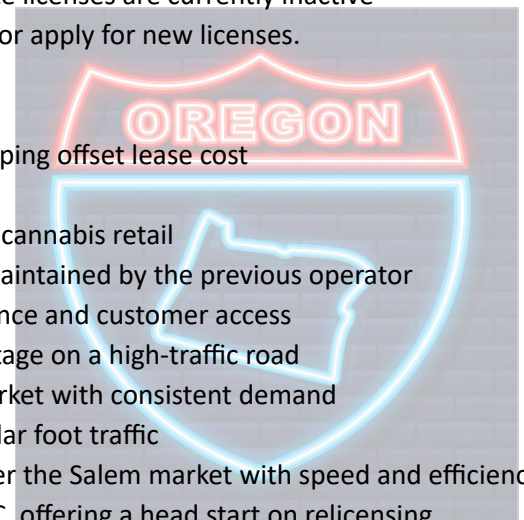
# Salem

This is a rare opportunity to take over a turnkey, previously licensed cannabis retail storefront in Salem, Oregon. While the state and city cannabis licenses are no longer active, the location operated as a dispensary for approximately eight years and remains fully built out for cannabis retail use. The offering includes the rights to the existing lease, which runs through March 2027 at approximately \$6,500 per month, and the previous operators customer database for this location. A sub-tenant currently offsets a portion of the lease cost by paying \$1,500 per month, and is due for an increase. The property is a freestanding 3,100 SF building with excellent street visibility, parking, and strong accessibility along a high-traffic road. The landlord is cooperative and supportive, and is happy to work with a new dispensary tenant. All interior improvements were designed specifically for cannabis retail, allowing a new operator to avoid the delays and costs of a new buildout. The location benefits from proximity to major retailers and sits in a well-established cannabis market with consistent customer activity.

**NDA  
REQUIRED**

## INVESTMENT HIGHLIGHTS

- **Previously Licensed Dispensary** – Operated for approx. 8 years; city and state licenses are currently inactive
  - The new tenant would need transfer their own licenses to this location, or apply for new licenses.
- **Facility Size** – Approximately 3,100 SF, fully built out for cannabis retail
- **Lease Terms** – \$6,500/month through March 2027
  - **Sub-Tenant Income** – \$1,500/month with a scheduled rent increase, helping offset lease cost
    - Net Monthly Rent – \$5,000/month
- **Turnkey Buildout** – Interior improvements specifically designed for licensed cannabis retail
- **Database of Customers** – Buyer will also receive the customer contact list maintained by the previous operator
- **Freestanding Building** – Standalone retail structure, ideal for branded presence and customer access
- **High Visibility & Accessibility** – Excellent parking and prominent street frontage on a high-traffic road
- **Strategic Market** – Located in Salem, a proven and stable cannabis retail market with consistent demand
- **Retail Synergy** – Surrounded by major, recognizable retailers that drive regular foot traffic
- **Ideal for Relicensing** – Streamlined pathway for operators seeking to re-enter the Salem market with speed and efficiency
  - **OLCC-Approved Layout** – Floor plan and prior use approved by the OLCC, offering a head start on relicensing
  - **Approved Security System** – Compliant security infrastructure already in place



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