

Operating Cultivation & Nursery State of the Art Facility San Diego, CA

\$1,300,000



State of the Art Cultivation Facility

It takes time to develop a proper cultivation facility, and this is the perfect opportunity to buy one in the heart of San Diego. The facility encompasses a 12,400 sq ft building and includes 5 flower rooms 180 lights, 1 large veg room with genetics, trim room, and distribution. The facility has been operating since 2020 and has been updated with new equipment and fine tuned SOP's over the years. Currently it is turning 5.5 times per annum with a great yields for each specific strain.

**NDA
REQUIRED**

HIGHLIGHTS

Business for Sale (\$1,300,000)

- \$2,400,000 Annual Gross
 - 5.2 Turns per annum (180 flower lights)
 - Nursery contracts for genetics
 - Currently Wholesale
 - RO Water system
 - 2% Gross Tax (City)

Rent

- 10 year Lease (End 2029) with one (10Y) Option
 - \$33,500/m + \$3,000 NNN

Due Diligence

- Full due diligence folder with information on property, business, photos and licenses will be provided to all **qualified** buyers.



Miklos Campuzano

Associate Agent

License# 02072292

858.925.4553

Miklos@WeCann.biz

WeCann



WECANN.BIZ

Jason Piazza

Director of Real Estate

License# 01405965

949.682.5867

Jason@WeCann.biz