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Tier-2 Cultivation & Manufacturing

Southern Vermont

Offered at \$799,000 O.B.O.

Leased Facility - Includes Licenses, Equipment & Goodwill

Description:

This licensed and fully operational Tier-2 cultivation and manufacturing facility offers an ideal entry point into Vermont's tightly held cannabis market. Located in southern Vermont, the $\pm 3,000$ SF warehouse (leased at just \$2,500 per month all-in) is built out for efficient indoor production and is allowed up to $\approx 2,500$ SF of canopy across two flowering rooms, supported by dedicated veg, clone, drying, and trimming areas.

The manufacturing suite (≈ 650 SF) is equipped for extraction, hash production, infusion, and pre-rolls – creating strong vertical potential for retailers or brands seeking northeast expansion within a limited-licensure state.

Reason for Sale:

With ownership partners spread across multiple states, the group is seeking a more localized operator to take the reins and maximize production. After three years in operation and roughly \$700,000 invested in build-out, the owners are ready to exit and recoup their initial capital while handing the keys to a dedicated team ready to scale.

Value Add:

Current cultivation practices are yielding below 2 lbs per light, leaving significant upside through system optimization, and refined management.

Key Highlights:

- $\pm 3,000$ SF real estate footprint
- Tier-2 Cultivation (2,500 SF canopy) + Manufacturing License
- Two flower rooms + veg, clone, drying, trim areas
- Manufacturing ≈ 650 SF (extraction | hash | infusion | pre-rolls)
- \$2,500/mo all-in rent • Phase-3 power
- Wholesale pricing \$2,600–\$2,800 / lb
- Strong value-add potential via yield increase
- Vermont's tier-limited market supports price stability

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An NDA is required for further information regarding this exclusive opportunity. If you or your company do not currently have an NDA on file with WeCann, then one will be provided to you upon request.