

ORTONVILLE - ADULT-USE PROVISIONING CENTER

490 SOUTH ORTONVILLE ROAD | ORTONVILLE, MI 48462



[CLICK HERE FOR FINANCING](#)

FOR SALE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com



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PROPERTY HIGHLIGHTS

- Municipal Approved Adult-Use Provisioning Center available for sale - license and real estate included.
- Freestanding building with pylon signage with 20+ parking spaces and the potential to add ample additional parking with the excess land to the rear of the site.
- Great opportunity for flagship location in a very limited retail market with only two (2) licenses approved.
- Sits at an intersection that sees 20,000+ vehicles per day, offering excellent brand exposure and plenty of daytime traffic.
- Tremendous synergy in the immediate marketplace surrounded by several national tenants.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	7,959	53,661	380,273
Total Population	20,992	135,620	877,470
Average HH Income	\$109,030	\$109,873	\$86,760

BUILDING SIZE

3,712 SF

LAND SIZE

1.04 Acres

ASKING PRICE

\$795,000 (Seller Financing Available)

AREA TENANTS



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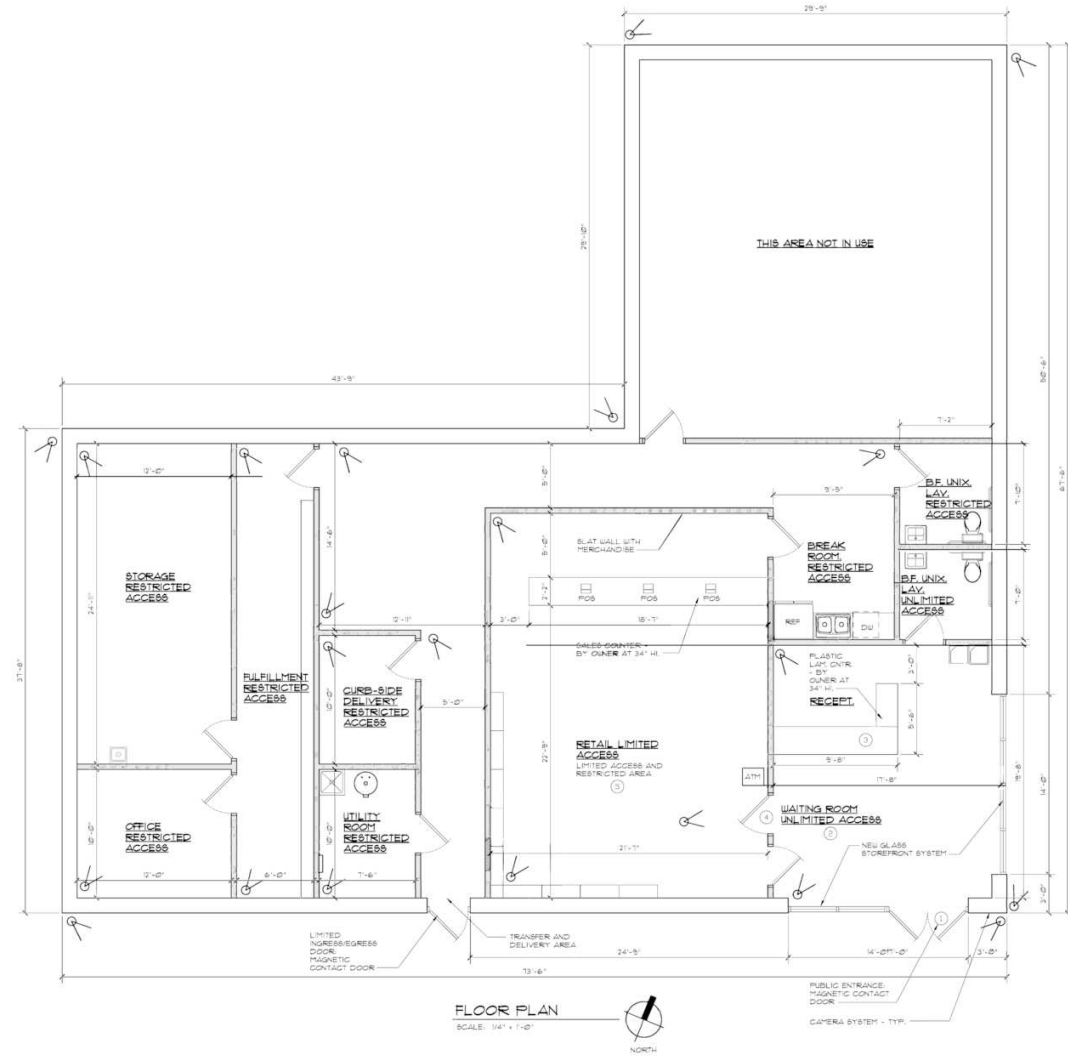


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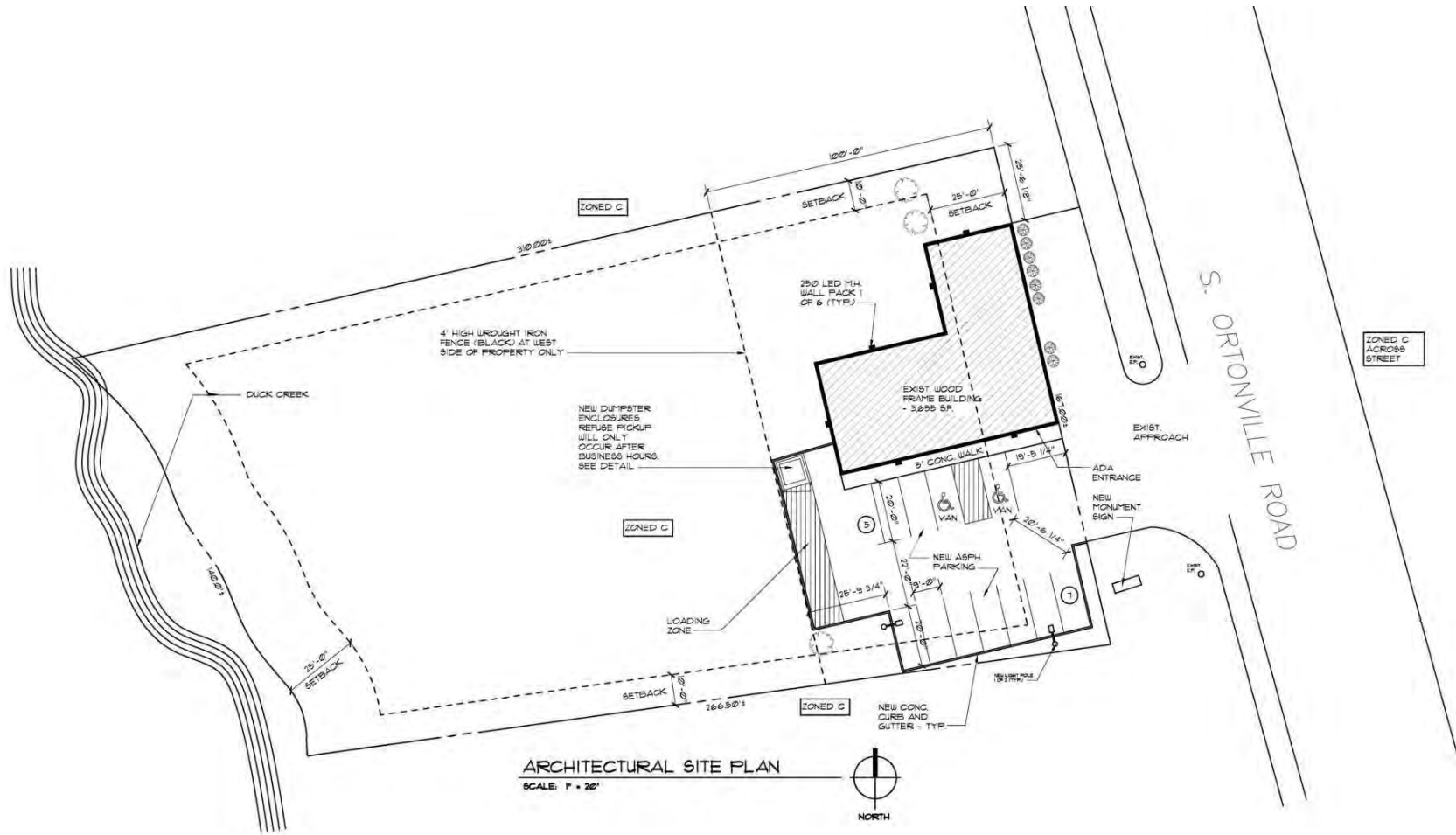
- NOTES:**
1. NEW NATIONAL ALARM AND CAMERA SYSTEM BY BURKING W TECH LASER AND MOTION SENSOR + CAMERA SYSTEM ALSO MONITORS THE BUILDING WHEN CLOSED WITH 24 HOUR WATCH AND SPEAKER SYSTEM
 2. EXIST GAS METER IS OUTSIDE
 3. OWNER TO INSTALL MOTION SENSORS, PANIC BUTTONS AND KEY FOBBS TO ALL DOORS AND ROOMS
 4. BUILDING IS AN EXIST. WOOD STRUCTURE
 5. PUMP/PT STORAGE + 299 SF
 6. NEW 50 KWV GENERATOR ON ROOF TO BE SCREENED PER ORDINANCE
 7. NEW 5 TON MAKE UP AIR UNIT W/ HEATING AND COOLING CAPACITY FOR COOL CONTROL ON ROOF TO BE SCREENED PER ORDINANCE
 8. CONTRACTOR TO INSTALL FILTRATION SYSTEM PER MANUFACTURERS SPECS

- SECURITY LEGEND**
1. AT THE RETAILER, THE GENERAL PUBLIC WILL NOT HAVE ACCESS TO ANY AREA WHERE CANNABIS IS DISPENSED OR HANDLED. ALL PERSONS WILL WALK INTO A GENERAL WAITING AREA WHERE ALL PERSONS WILL BE GREETED BY A RECEPTIONIST
 2. THIS AREA WILL BE USED BY CUSTOMERS. THIS AREA WILL ALSO PROVIDE INFORMATION FOR PATRONS AND ALLOW A SPACE FOR THEM TO INTERACT AND CONSULT WITH THE RETAIL CENTER STAFF
 3. THE RECEPTIONIST WILL NOT PERMIT ANYONE TO REMAIN ON THE PREMISES THAT IS NOT ENGAGING IN ACTIVITY PERMITTED BY THE ACT. THE AREA WILL BE MONITORED BY VIDEO SURVEILLANCE. THE OFFICER CHARGED WITH GREETING EACH PERSONS THAT ENTERS THE WAITING AREA WILL VERIFY CUSTOMER GOVERNMENT ISSUED IDENTIFICATION
 4. ONCE VERIFICATION IS COMPLETE, THE RECEPTIONIST WILL WALK THE CUSTOMER THROUGH THE SECURITY DOOR AND INTO THE RETAIL AREA. A VIDEO CAMERA WILL RECORD THE FACE OF THE CUSTOMER AFTER THE SECURITY DOOR CLOSSES
 5. CUSTOMERS WILL WALK UP TO THE COUNTER WHERE THEY WILL CONSULT WITH THE STAFF REGARDING THE TYPE OF PRODUCT TO BE PURCHASED AND QUANTITY. PRODUCTS ARE KEPT BEHIND A COUNTER OR IN THE DISPLAY COUNTER AREA FROM THE CUSTOMER. IF THERE IS THE NEED FOR MORE IN-DEPTH CONSULTATION, THE CUSTOMER WILL HAVE THE OPTION OF MEETING PRIVATELY IN OFFICE RESTRICTED ACCESS ROOM.



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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

