

VASSAR - NEW CONSTRUCTION CANNABIS/INDUSTRIAL WAREHOUSE

999 EAST HURON AVENUE | VASSAR, MI 48768



[CLICK HERE FOR FINANCING](#)

FOR SALE

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

C3CRE
CONNECT • COLLABORATE • CARE



VASSAR - NEW CONSTRUCTION CANNABIS/INDUSTRIAL WAREHOUSE

999 EAST HURON AVENUE | VASSAR, MI 48768

PROPERTY HIGHLIGHTS

- Newly constructed two-story freestanding cannabis and industrial warehouse, built in 2024, available for sale.
- Interior construction has started for a cannabis Class C Cultivation facility and exterior construction just needs a parking lot.
- Zoning is I-1 – Light Industrial and could either be finished for cannabis users or converted for many traditional uses including warehouse, storage, retail, and many more.
- The building features each floor at roughly 10-foot ceiling heights, one (1) insulated 12-foot by 12-foot garage door, 1600 amps of power, a 1.5-inch water line, a 4-inch line for fire suppression, and a 6-inch sewer line.
- Great synergy in the immediate marketplace surrounded by a dense residential population, along with several local and national tenants.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	3,582	12,819	71,586
Total Population	8,877	31,298	173,368
Average HH Income	\$76,819	\$86,320	\$72,514

BUILDING SIZE

Total Building Size: 17,843 SF
 1st Floor: 10,000 SF
 2nd Floor: 7,843 SF

LAND SIZE

1.20 Acres

ASKING PRICE

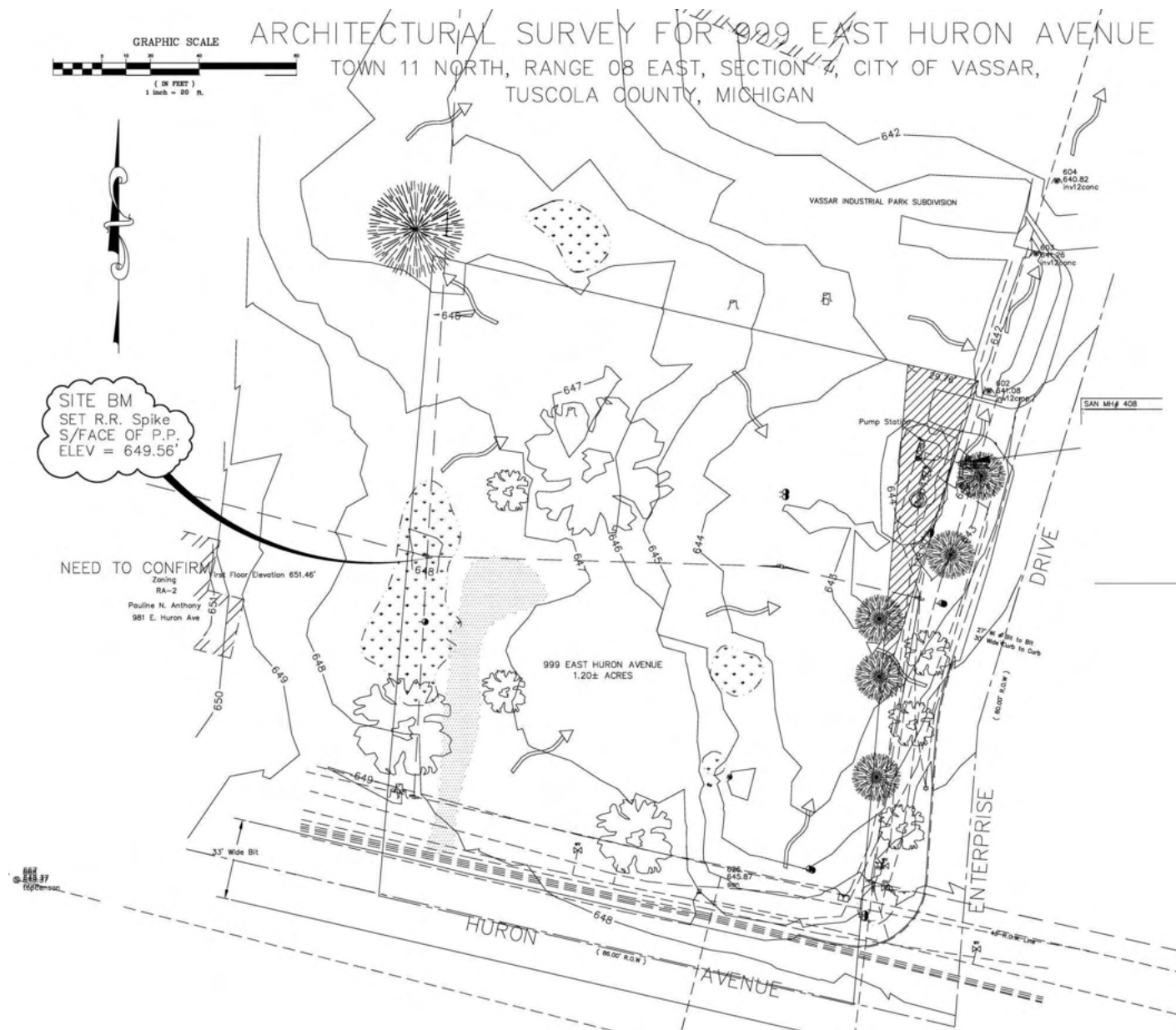
\$1,200,000 (Seller Financing Available)

AREA TENANTS



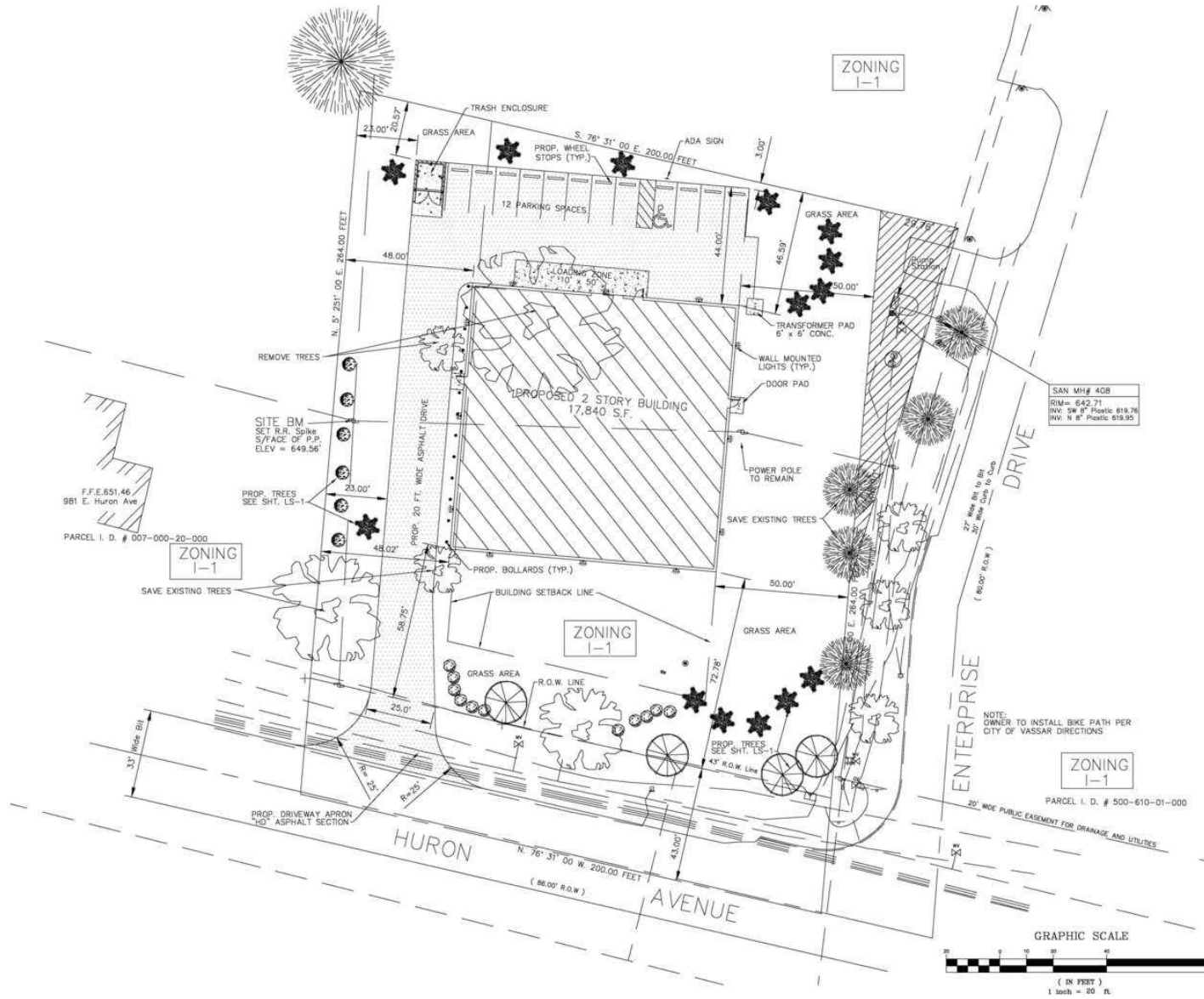
VASSAR - NEW CONSTRUCTION CANNABIS/INDUSTRIAL WAREHOUSE

999 EAST HURON AVENUE | VASSAR, MI 48768



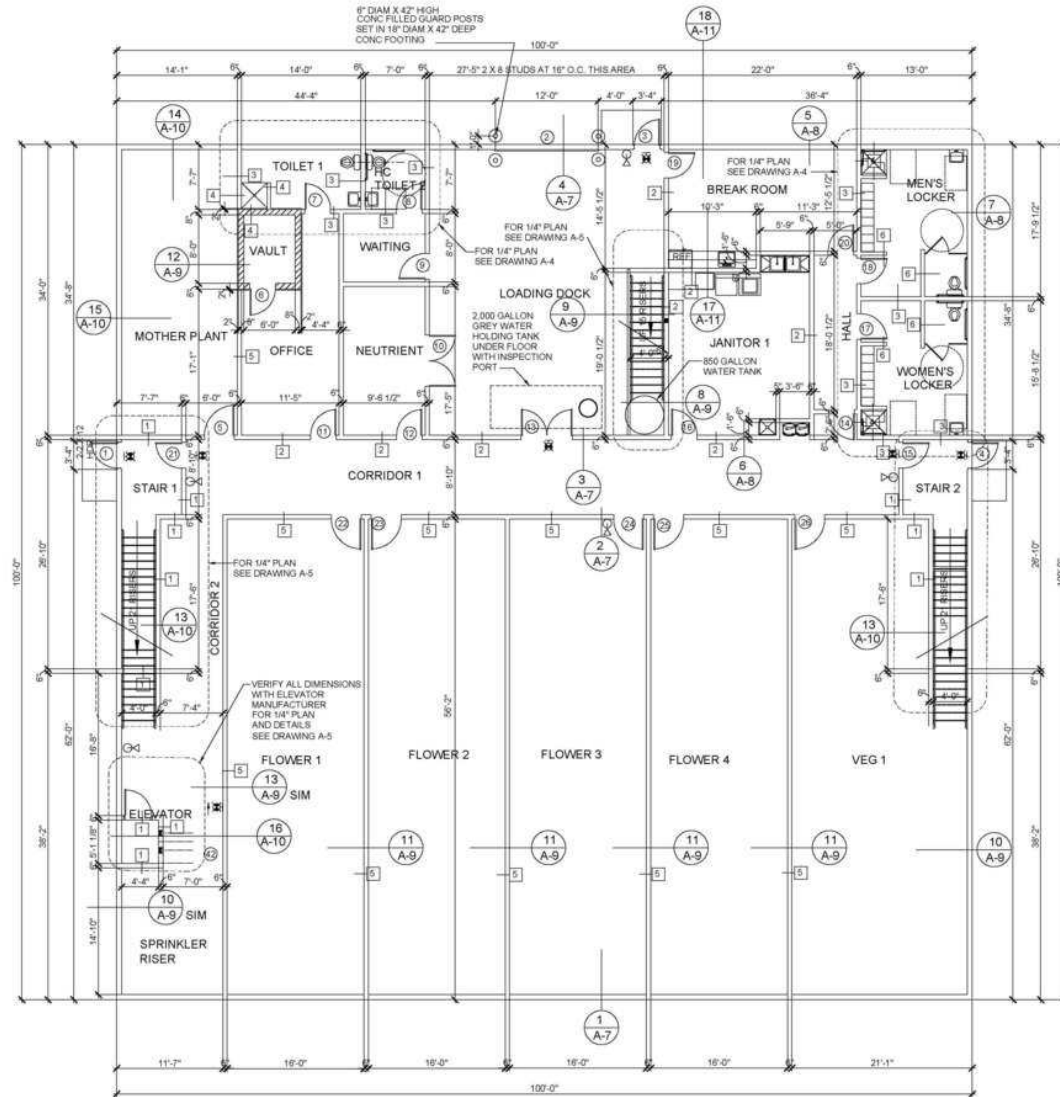
VASSAR - NEW CONSTRUCTION CANNABIS/INDUSTRIAL WAREHOUSE

999 EAST HURON AVENUE | VASSAR, MI 48768



VASSAR - NEW CONSTRUCTION CANNABIS/INDUSTRIAL WAREHOUSE

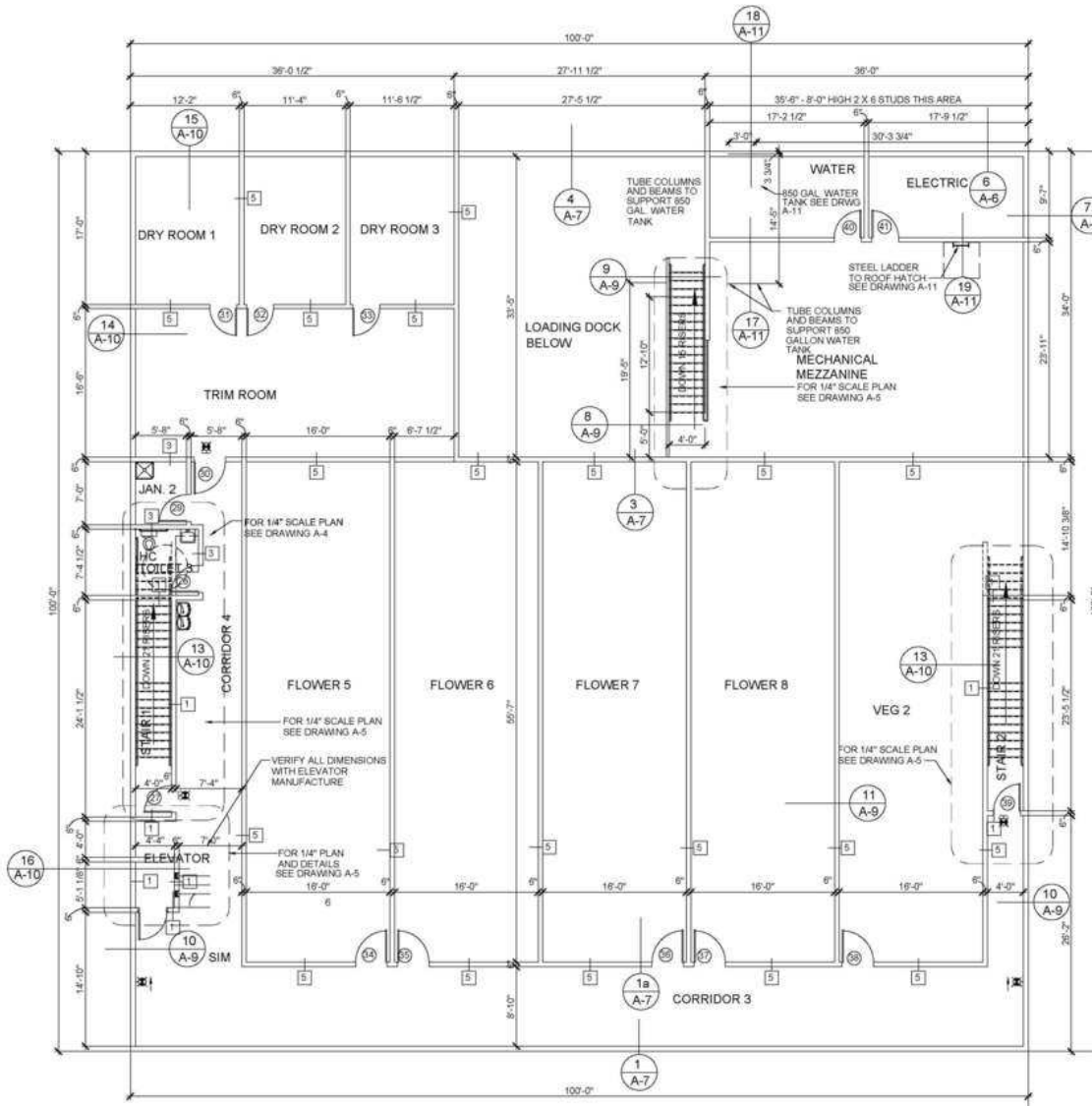
999 EAST HURON AVENUE | VASSAR, MI 48768



FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"
 AREA 10,000 SQUARE FEET

VASSAR - NEW CONSTRUCTION CANNABIS/INDUSTRIAL WAREHOUSE

999 EAST HURON AVENUE | VASSAR, MI 48768



 **SECOND FLOOR PLAN**
SCALE 1/8" = 1'-0"
7,843 SQUARE FEET

VASSAR - NEW CONSTRUCTION CANNABIS/INDUSTRIAL WAREHOUSE

999 EAST HURON AVENUE | VASSAR, MI 48768



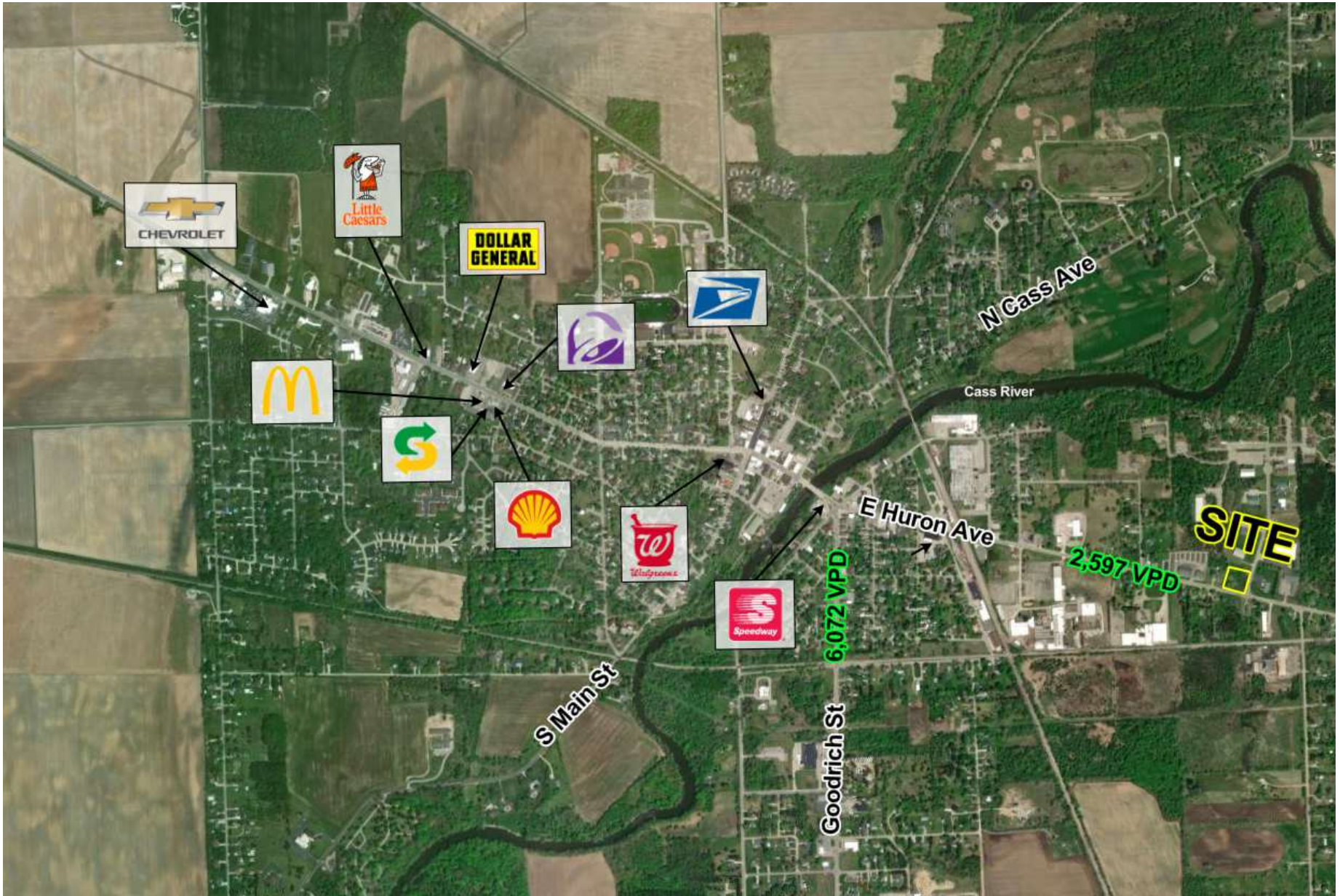
VASSAR - NEW CONSTRUCTION CANNABIS/INDUSTRIAL WAREHOUSE

999 EAST HURON AVENUE | VASSAR, MI 48768



VASSAR - NEW CONSTRUCTION CANNABIS/INDUSTRIAL WAREHOUSE

999 EAST HURON AVENUE | VASSAR, MI 48768





CORBIN YALDOO

Founder/President
248.220.1110 x01
corbin@c3cre.com



CHARLES WAHL

Sales Associate
248.220.1110 x04
cwahl@c3cre.com

SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

VASSAR - NEW CONSTRUCTION CANNABIS/INDUSTRIAL WAREHOUSE

999 EAST HURON AVENUE | VASSAR, MI 48768

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.

