

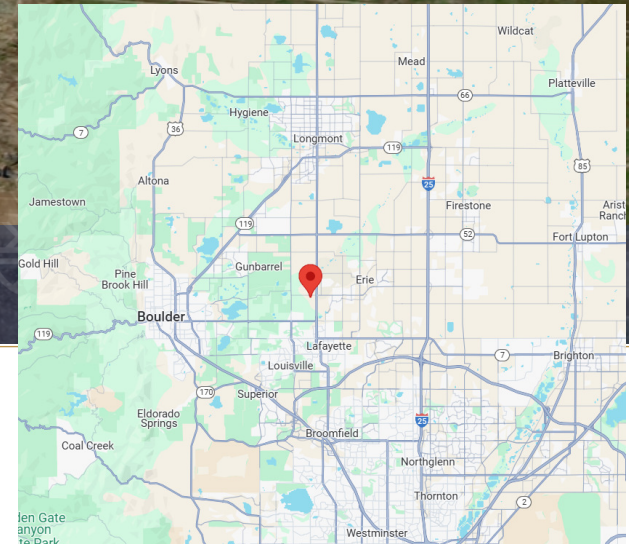
10452 Isabelle Road

Lafayette, Colorado 80026

4.85 Acre Grow Facility PLUS
4.75 acres with House

Prime Business and Land Opportunity
\$2,900,000.00

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Details

Property consists of 4.85 acres in Unincorporated Boulder County.

- \$2,000,000.00 plus of upgrades and improvements added to the property.
- The wholesale grow operation consists of a Tier 2 Recreational license with a (3600 plant count and a Class 3 Medical license with a 3,000-plant count.
- Seven greenhouses and a small clone startup house for growing. There is over 41,000 sf of growing area.
- City water is supplied by Left Hand Water at agricultural rates.
- Power is supplied by Xcell energy with a 2,000 amp/480-volt transformer.
- The facility has an Argus/Wadsworth environmental control system that also operates the light deprivation system.
- Heating has natural gas and propane heaters.
- The cooling system is an evaporative cooling system (Wet Wall system).
- All flower and veg houses are equipped with Netafim drip irrigation and Dosatron injector feeding.
- The perpetual grow is currently harvesting 900 plants every five weeks year round. There are four Flower houses holding 450 plants each. There are two large Vegetative houses holding 1,000 plants each including mothers. A small vegetative house holding 900 plants.
- The products we sale are cannabis flower, popcorn, fresh frozen and trim.
- There is a roof that connects a 2,400-sf metal building with three drying rooms with independent environmental controls. A clone room, secure product storage room, office space with security and monitoring systems. A men's and women restroom, small kitchen, and storage room.
- There is possible financing available.

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Country Living in Town!

Home on 4.75 Acres

4 Beds | 2 Baths | 2,500+ SqFt

- Large front porch.
- Over 2,500 sq/ft of finished living space on the main floor plus a basement with daylight windows.
- Serenely located on a quiet road in Lafayette. Live the farm life with shopping, boutiques, breweries close by.
- Look no further than your backyard for amazing views of the front range.
- Unique opportunity to live on over 9 acres in Boulder County.
- Work where you live!



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