

For Sale Prime Nursery &

Cannabis Production Facility

on Highway 213



**Price Reduced
\$700,000**

- **Location:** Situated directly on the highly sought-after Highway 213, offering excellent visibility and easy access.
- **Greenhouses:** Two commercial-grade greenhouses (120' x 30' and 108' x 30'), both on concrete slabs.
 - One is fully equipped with a professional head house, bug screens, and rolling benches.
 - The second features hydro benches.
 - Both are equipped with automated internal blackout curtains for environmental control.
- **Power:** Robust 800-amp, 3-phase power, ideal for commercial operations.
- **Water:**
 - Brand new well pump.
 - Valuable year-round nursery water rights and water collection rights.
 - Onsite storage with four 3,000-gallon tanks.
- **Buildings:**
 - New Steel Building: A new 50' x 40' steel building on a new concrete slab, designed with a two-story layout in mind.
 - Pole Barn: A 33' x 30' pole barn located on Highway 213, providing additional exposure.
- **Infrastructure:** A 1,000-gallon septic tank is already installed.