



GREEN ZONED
REALTY

MINNESOTA

CANNABIS LICENSES AVAILABLE



**RETAILER
LICENSES**



**MICRO
BUSINESS**



**MEZZO
BUSINESS**



**CULTIVATION
LICENSES**



**MANUFACTURING
LICENSES**

Minnesota Retailer License



OPERATE UP TO FIVE DISPENSARY LOCATIONS ACROSS MINNESOTA

LICENSE OPPORTUNITY OVERVIEW:

The **Minnesota Cannabis Retailer General License** is one of the most valuable opportunities in the state's new cannabis market. This license allows you to sell cannabis flower, cannabis products, hemp-derived consumer goods, and lower-potency hemp edibles directly to adults 21+ and registered medical patients — placing you at the center of consumer demand.

Each license allows you to operate up to five dispensary locations across Minnesota, with a cap of one per city and three per county. This structure not only maximizes statewide reach but also ensures exclusivity, preventing oversaturation in any single market. And because Minnesota law limits each individual or entity to just one retail license, this is the only pathway to developing a five-location footprint under a single corporate umbrella. That exclusivity creates a powerful advantage for multi-site operators (MSOs) or investor groups seeking to build scale, brand consistency, and operational efficiency without the fragmentation seen in other states.

Beyond storefront sales, retailers can expand into related opportunities with endorsements, including medical cannabis retailing, delivery services, event organizing, and edible cannabinoid handling — opening the door to multiple revenue streams and consumer touchpoints. With only a limited number of retailer licenses available under state law, scarcity drives immediate and long-term value. Retailers will be the face of Minnesota's cannabis industry — owning the customer relationship, building brand loyalty, and capturing the strongest margins in the supply chain. For entrepreneurs and operators looking to secure their stake in what is projected to be a billion-dollar market, this license is more than a permit — it's a cornerstone investment in the future of cannabis in the Midwest.

KEY HIGHLIGHTS:

- **Extremely Limited:** Only 150 retailer licenses available statewide — ensuring exclusivity and strong market positioning.
- **Multi-Location Potential:** Operate up to 5 dispensaries under one license (max 1 per city, max 3 per county).
- **Direct-to-Consumer Sales:** Capture retail margins, build brand loyalty, and control the consumer experience.
- **High-Growth Market:** Early entry into Minnesota's projected \$1.4B cannabis market.

SALE PRICE
\$499,000

LOCATION
Statewide

📞 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
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1 DISPENSARY



5,000 SF CANOPY CULTIVATION



PROCESSING

MINNESOTA GENERAL MICROBUSINESS LICENSE

LICENSE OPPORTUNITY OVERVIEW:

An exclusive opportunity: General Microbusiness Licenses are now available for transfer in Minnesota. We are offering a Minnesota Cannabis Microbusiness License, providing a strong entry point into Minnesota's adult-use cannabis market with broad operational flexibility under a single license. With the appropriate endorsements, this license allows the holder to cultivate cannabis (up to 5,000 square feet of indoor canopy or up to one-half acre outdoors), manufacture cannabis products, transport cannabis between facilities owned by the same license holder, and operate one retail location selling adult-use cannabis flower, cannabis products, and immature plants and seedlings.

This license is especially attractive because it supports vertical integration, allowing cultivation, production, and retail to operate together rather than under separate licenses. Endorsements also allow for an on-site edible cannabis consumption area, creating the opportunity for a differentiated retail experience. For buyers seeking a flexible adult-use cannabis license with multiple built-in revenue pathways, this Minnesota Cannabis Microbusiness License represents a compelling acquisition in a rapidly expanding market.

KEY HIGHLIGHTS:

- **Vertical Integration:** Full authorization for cultivation, manufacturing, and retail under a single license.
- **Cultivation Capacity:** Up to 5,000 sq. ft. indoor canopy or .5 acre outdoor grow space.
- **Retail Presence:** Ability to operate a retail location anywhere in the state of Minnesota
- **Investor-Friendly Transfers:** General licenses allow streamlined ownership changes compared to social equity licenses.

SALE PRICE
\$125,000

LOCATION
Statewide

📞 248-453-6202
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MINNESOTA GENERAL MEZZOBUSINESS LICENSE

LICENSE OPPORTUNITY OVERVIEW:

An exclusive opportunity: General Mezzobusiness Licenses are now available for transfer in Minnesota. The Minnesota Mezzobusiness License is one of the most exclusive and valuable in the state's new adult-use cannabis program. It grants operators full vertical integration—cultivation, manufacturing, retail, and transport—within one streamlined license. This structure allows for greater scale than a microbusiness, without the heavy overhead of standalone cultivator or manufacturer licenses.

Holders can cultivate up to 15,000 sq. ft. of indoor canopy or one acre outdoors, manufacture 30,000 lbs of cannabis products, and operate up to three dispensary locations. Licensees may also transport between their own facilities and sell plants, flower, edibles, hemp-derived products, and more to both customers and other businesses.

Capped at just 100 statewide—split evenly between social equity and general applicants—and awarded only by lottery, the mezzobusiness license is extremely rare. For operators seeking a durable foothold in Minnesota's cannabis market, this license offers unmatched scale, flexibility, and competitive advantage.

KEY HIGHLIGHTS:

- **Vertical Integration:** Full authorization for cultivation, manufacturing, and retail under a single license.
- **Cultivation Capacity:** Up to 15,000 sq. ft. indoor canopy or 1 acre outdoor grow space.
- **High Volume Manufacturing:** 30,000 lbs of cannabis can be processed annually.
- **Retail Presence:** Ability to operate up to three retail dispensaries.
- **Investor-Friendly Transfers:** General licenses allow streamlined ownership changes compared to social equity licenses.

SALE PRICE	LOCATION
\$495,000 each	Statewide

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MINNESOTA CANNABIS CULTIVATION LICENSE

LICENSE OPPORTUNITY OVERVIEW:

Minnesota's cannabis industry is opening up major cultivation opportunities — and now is your chance to secure **one of the only 50 Cannabis Cultivator Licenses available statewide**. This license allows you to grow cannabis plants from seed to maturity and distribute them to licensed manufacturers and cannabis businesses across the state. Cultivators are also permitted to package, label, and transport immature plants and seedlings — expanding your operational scope beyond just growing.

With the ability to operate anywhere in Minnesota, license holders have the flexibility to build facilities where land, labor, and utilities offer the most strategic return. This freedom is especially valuable in a competitive market where costs and compliance vary dramatically by region. Additionally, this is not a social equity license, so there are fewer restrictions on ownership transfer, making it an appealing opportunity for investors, multi-state operators, and entrepreneurs looking to expand or reposition.

Cannabis cultivation is the first step in the supply chain — and one of the most essential. Demand for high-quality flower and biomass is expected to surge as the Minnesota market matures, creating significant B2B opportunities for cultivators who can scale efficiently. With a population of 5.8 million and a projected market size of \$1.4 billion, Minnesota is poised to become a regional leader in cannabis — and this license puts you at the ground floor.

KEY HIGHLIGHTS:

- **Extremely Limited:** Only 50 cultivator licenses issued statewide — offering a rare chance to establish an early position in the market.
- **Scalable Capacity:** Grow up to 30,000 sq. ft. of plant canopy indoors or up to two acres of mature flowering plants outdoors.
- **Flexible Operations:** Locate your facility anywhere in the state and sell to licensed manufacturers and other cannabis businesses.

SALE PRICE
Previously ~~\$1,950,000~~
\$1,495,000

LOCATION
Statewide

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MINNESOTA CANNABIS MANUFACTURER LICENSE

LICENSE OPPORTUNITY OVERVIEW:

Minnesota's cannabis market is entering an exciting phase of expansion, and now is your chance to secure one of the most exclusive and valuable licenses available: the Cannabis Manufacturer License. With **only 24 licenses being issued statewide**, this license grants you the authority to process raw cannabis and hemp materials into a wide range of high-demand products — including edibles, concentrates, wax, oils, and tinctures.

Unlike retail licenses, which are being issued in far greater numbers, this manufacturing license puts you in a uniquely powerful position in the supply chain. Even better, the license allows you to operate anywhere in the state, giving you flexibility to locate your operation where it makes the most strategic or cost-effective sense. There is no limit on facility size for stand-alone manufacturing licensees — meaning you can build out your dream operation without constraints.

Additionally, this is not a social equity license, so there are fewer restrictions on transferring ownership. Minnesota, with a population of 5.8 million, is projected to become a \$1.4 billion market, making this a rare opportunity to enter early and scale fast.

KEY HIGHLIGHTS:

- **Extremely Limited:** Only 24 manufacturer licenses issued statewide, offering exclusivity and long-term value.
- **Unlimited Facility Size:** No cap on building size for stand-alone manufacturers — ideal for high-capacity or future-proof operations.
- **Scalable Market:** Minnesota's cannabis market is projected to reach \$1.4 billion, serving a growing population of 5.8 million.
- **Transferable Ownership:** This is not a social equity license, meaning there are fewer restrictions when it comes to transferring ownership.

SALE PRICE
~~Previously: \$950,000~~
\$595,000

LOCATION
Statewide

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