Mary Potins is a turnkey Becker, MN dispensary with Highway 10 visibility and a state-approved consumption lounge

SELL-SIDE OPPORTUNITY • BECKER, MINNESOTA • BUSINESS $250K • REAL ESTATE $500K

BY THE NUMBERS

20,000 cars per day on Highway 10	**1 of 2** dispensaries permitted in Becker	**$250K** license + full technology & retail build-out
$5,500/mo lease rate (5-yr term + 5-yr renewal option)	**5** corridor towns with no local medical access	**$500K** option to purchase the real estate
3,000 sf turnkey retail space	**30 mi** delivery radius, service already in place	**Approved** state consumption lounge, ready to build out

FOOTPRINT

COMPANY OVERVIEW

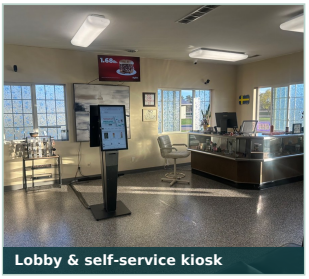
- **Turnkey cannabis dispensary** at 12290 1st St, Becker, MN; opened **July 2026** with a **micro license attached**
- **3,000 sqft** building with **40 on-site parking spots**, right off the Highway 10 frontage road
- **Technology in place:** Elo **self-service ordering kiosks**, POS stations, digital display screen, and a **branded mobile ordering app**
- **OCM-compliant security:** monitored alarm, **HD camera coverage** throughout, and **keycard access control** on restricted doors
- **Delivery service already in place**, covering a **30-mile radius** of the store
- Serves the US-10 corridor, including **Big Lake, Elk River, Zimmerman, and Monticello**
- Real estate available to **lease at $5,500/month** (5-year term with a 5-year renewal option) or to **purchase for $500,000**

KEY HIGHLIGHTS

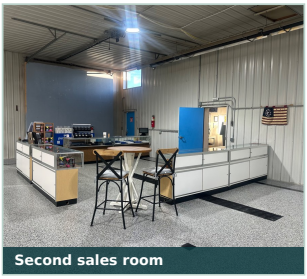
1. **Fully built-out store for $250,000** — license, self-service kiosks, POS, compliant security, and finished retail fixtures across two sales areas; open and operating, with no construction lead time
2. **Prime highway visibility** — roughly 20,000 cars a day pass the site on Highway 10, a major regional corridor
3. **Protected market position** — Becker allows only 2 dispensaries, and the other sits in a shopping center out of view from the highway
4. **Consumption lounge upside** — state approval already secured; the buyer can build it out on-site
5. **Medical upside** — no medical retail in Becker or any of the corridor towns; nearest access is St. Cloud and the north metro, and Minnesota's 2027 rules expand medical retail endorsements(2)
6. **Real estate optionality** — lease at $5,500/month with up to 10 years of site control, or buy the property for $500,000 (**$750,000 combined** for business and real estate)

THE FACILITY

Storefront


Lobby & self-service kiosk

Featured brand wall


Second sales room

OPPORTUNITY

- If you have interest in learning more, please let us know. Sales data, additional financials, and diligence materials are available once an NDA is in place

Source: Seller-provided operating, licensing, lease, and location information.
(1) Asking price of $250,000 covers the license, security system, kiosks, POS, display fixtures, and store build-out; real estate is offered separately at $500,000 or for lease at $5,500/month.
(2) Ability to add medical sales is subject to Minnesota's 2027 medical endorsement rules and OCM approval.

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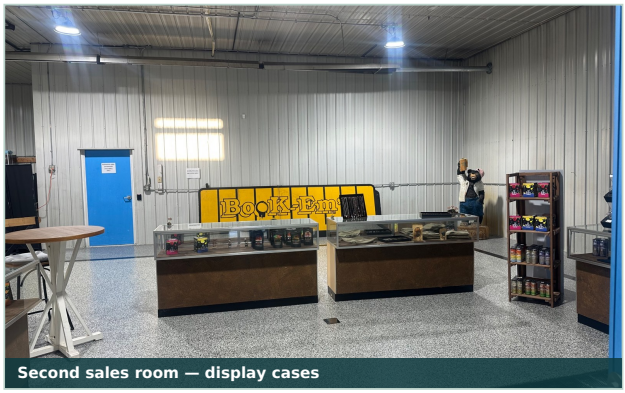
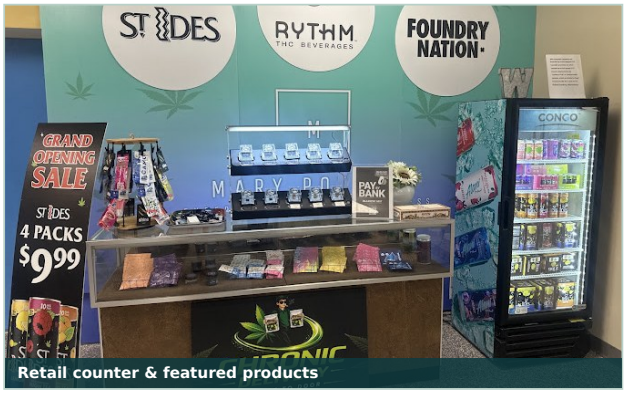
THE FACILITY — PHOTO GALLERY

Site view — 12290 1st St, off the Highway 10 frontage road



Second sales room — display cases



Retail counter & featured products

Main entrance

Two-building layout with drive-in bay

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