

Vertically Integrated Cannabis Portfolio Cultivation + Two Retail Storefronts

Muskegon Cultivation Facility • 31 Cannabis – Muskegon • 31 Cannabis – Grand Haven

OFFERED AS A SINGLE PACKAGE – ALL ASSETS INCLUDED



120–150 lbs

HARVEST EVERY 2 WEEKS

\$6MM+

ANNUAL REVENUE

8 Rooms

6 FLOWER • 1 MOM • 1 VEG

28

TRAINED EMPLOYEES

2

RETAIL LOCATIONS

THE OPPORTUNITY

A profitable, turnkey seed-to-sale cannabis operation on Michigan's lakeshore, generating over \$6 million in annual revenue and offered for sale due to the owner's retirement. The package combines a renovated cultivation facility and on-site 31 Cannabis dispensary in Muskegon with a second 31 Cannabis store on the US-31 corridor in Grand Haven, roughly 20 minutes apart. A buyer steps into in-house supply, two retail channels and a trained team from day one.

INVESTMENT HIGHLIGHTS

- **Profitable at scale.** Over \$6 million in combined annual revenue with a profitable operating history.
- **Proven production.** Harvests of 120–150 lbs every two weeks, roughly 3,100–3,900 lbs on an annualized basis.
- **Vertical integration.** In-house flower supplies both storefronts, protecting retail margin and shelf consistency.
- **Modern, owned facility.** Muskegon building on an owned 2.98-acre site, fully renovated in 2021 and rated good/excellent by the appraiser.
- **Clean transition.** Owner retiring; 28 employees in place across cultivation and retail.
- **One established brand.** Both stores operate as 31 Cannabis, with online ordering for pickup and delivery.

PACKAGE AT A GLANCE

Annual Revenue	\$6MM+ (Profitable)
Cultivation Space	±10,000 SF
Dispensary Space	±2,400 SF
Basement	±1,200 SF
Grow Rooms	6 Flower / 1 Mom / 1 Veg
Muskegon Land	2.98 Acres
Employees	28
Structure	All-or-None Sale
Reason for Sale	Owner Retiring

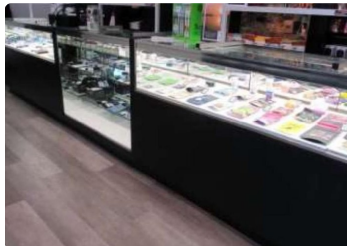
TEAM & PAYROLL

OPERATION	STAFF	AVG. PAYROLL
Cultivation (Muskegon)	11	\$12,000
31 Cannabis – Muskegon	6	\$6,000
31 Cannabis – Grand Haven	10	\$11,000
Combined	27	\$29,000

Two Locations. One Supply Chain.

ASSET 1 31 Cannabis – Muskegon & Cultivation Facility

1922 Park Street, Muskegon, MI 49441



Building Area (Gross)	11,871 SF
Cultivation / Retail (Net)	8,671 SF / 1,600 SF
Land	2.98 AC (3 parcels)
Zoning	I-2 General Industrial
Renovated	2021
Parking	30 surface spaces

Construction	Masonry, single story
Climate	100% air-conditioned, HVAC
Lighting / Floors	LED / Epoxy over concrete
Security	Video surveillance
Quality / Condition	Good / Excellent
Appraised Value *	\$4,660,000

High-end build-out throughout, including a climate-controlled cultivation wing with dedicated fertigation infrastructure and a finished retail showroom with lobby, secure check-in and display cases. Cannabis use is approved on-site under the city's special-approval process.

**As-is market value of the Muskegon real estate (fee simple) per Colliers International appraisal, effective May 5, 2021. Does not include business value, licenses, inventory or the Grand Haven location.*

ASSET 2 31 Cannabis – Grand Haven

1125 S Beacon Blvd, Grand Haven, MI 49417

An operating retail dispensary on Beacon Boulevard, Grand Haven's US-31 commercial corridor, serving a year-round local base and the lakeshore's heavy summer tourism. The store runs an established online menu with ordering for pickup and delivery.

Employees	10
Avg. Payroll	\$11,000
Ordering	In-store, pickup & delivery
Supply	Muskegon cultivation

WHAT'S INCLUDED

- **Muskegon real estate** – building and 2.98-acre site at 1922 Park Street
- **Cultivation operation** – 6 flower rooms, mother and veg rooms, equipment and fertigation systems
- **31 Cannabis – Muskegon** – on-site retail dispensary
- **31 Cannabis – Grand Haven** – operating dispensary on US-31
- **Workforce** – experienced cultivation and retail staff in place
- **Licenses & FF&E** – transfer subject to state and local approval

Package Pricing: Contact Broker

\$6MM+ revenue, profitable, owner retiring. All three operations sold together only.

[Broker Name] | [Company]
[Phone] | [Email]

This summary is provided for informational purposes to qualified prospective purchasers. Information has been obtained from ownership and sources believed reliable, including a third-party appraisal, but is not guaranteed and should be independently verified. Revenue, profitability, production, staffing and payroll figures are as reported by ownership and subject to verification in due diligence. Transfer of state and municipal cannabis licenses is subject to approval by the Michigan Cannabis Regulatory Agency and local authorities. Photos of the Muskegon property are from the 2021 appraisal.