



FOR SALE

Organic Certified and Profitable Adult- Use Grow For Sale

1760 Renaissance Dr, Niles, MI 49120

eXp Commercial | 101 Big Beaver Road | Troy, MI 48084 |

Elijah Simkins

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PROPERTY INFORMATION

eXp Commercial | 101 Big Beaver Road | Troy, MI 48084 |

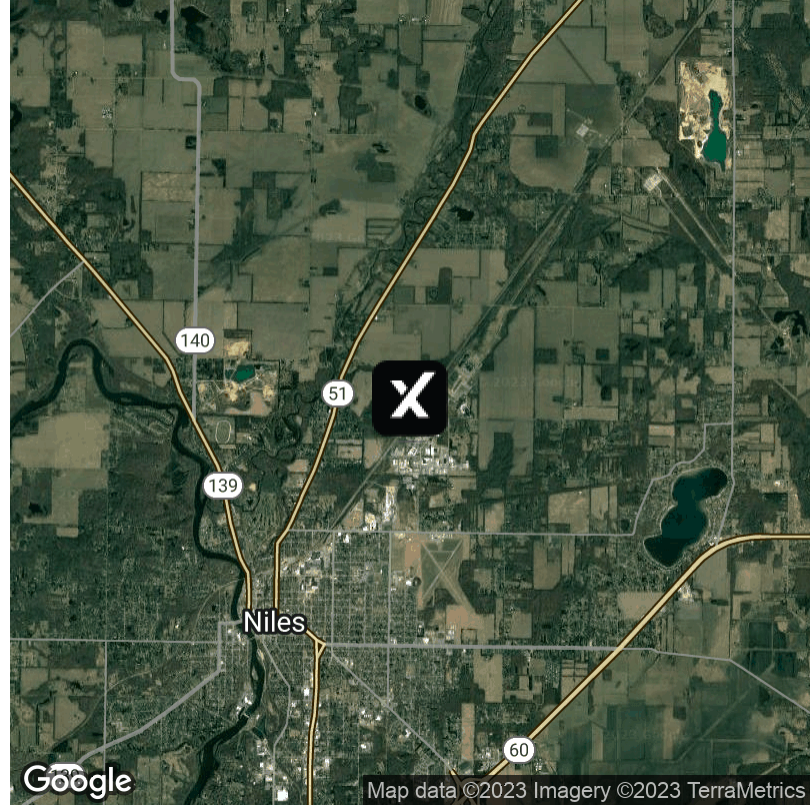
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FOR SALE | Executive Summary

1760 Renaissance Dr, Niles, MI 49120



Offering Summary

Sale Price:	\$1,295,000
Building Size:	6,000 SF
Available SF:	6000 SF
Lot Size:	4.31 Acres
Price / SF:	\$215.83
Renovated:	2022
Zoning:	Industrial
Market:	Commercial
Submarket:	Cannabis Cultivation

Property Overview

This is a chance to buy a newly built, 6,000 SF organic certified grow with great brand recognition in a cannabis friendly area. The operators just recently built a 2,000 SF expansion that adds 720 SF of new vegetation space that features 7- two tiered rolling racks and additional Scynce Raging Kale II lights, vault room, shipping intake room, storage, break room, and more!

The company itself has been turning a profit and has a great set of wholesale contracts with different retail locations across the state. They are able to separate themselves from the competition with their complex terpene profiles and varied market segment of being completely certified organic by EnviroCann via the EnvirOrganic accreditation. The market is changing and competition is getting more fierce, and this is a great way to separate yourself from the rest and appeal to a customer base that is becoming more complex and specific each and every day.

Property Highlights

- 6000 SF operating and profitable grow (Class A Med/Class B AU)
- Brand new 2000 SF expansion that has yet to be utilized
- 4.31 Acres of buildable expansion space, w/ processing plans in place
- EnviroCann, EnvirOrganic, OCAL Certified
- Product Catalog with 10+ SKUs
- Turn-Key Operation with 10+ Employees
- Wholesale Contracts and 25+ Retail Customers

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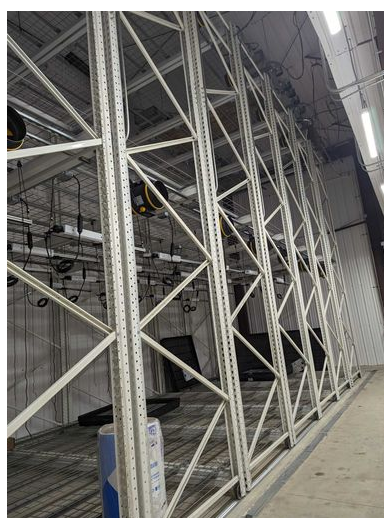
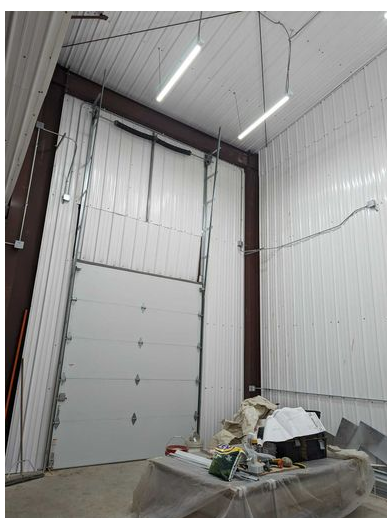
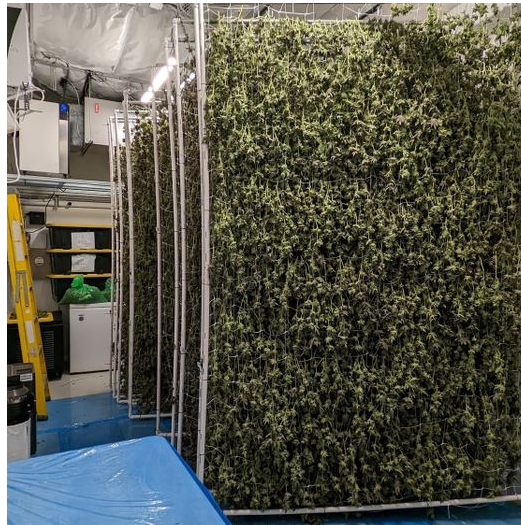
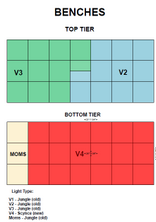
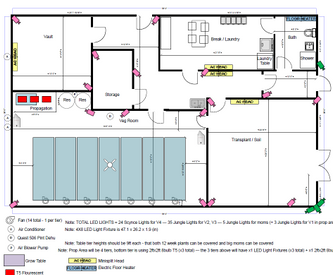
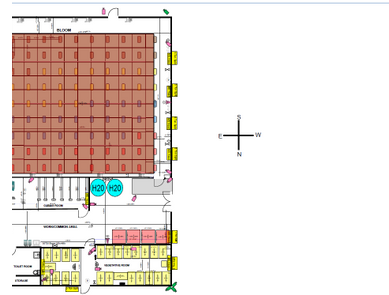
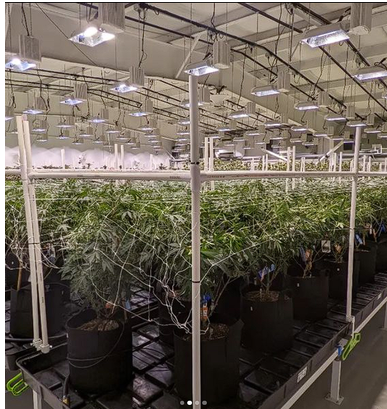
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FOR SALE | Additional Photos

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LOCATION INFORMATION

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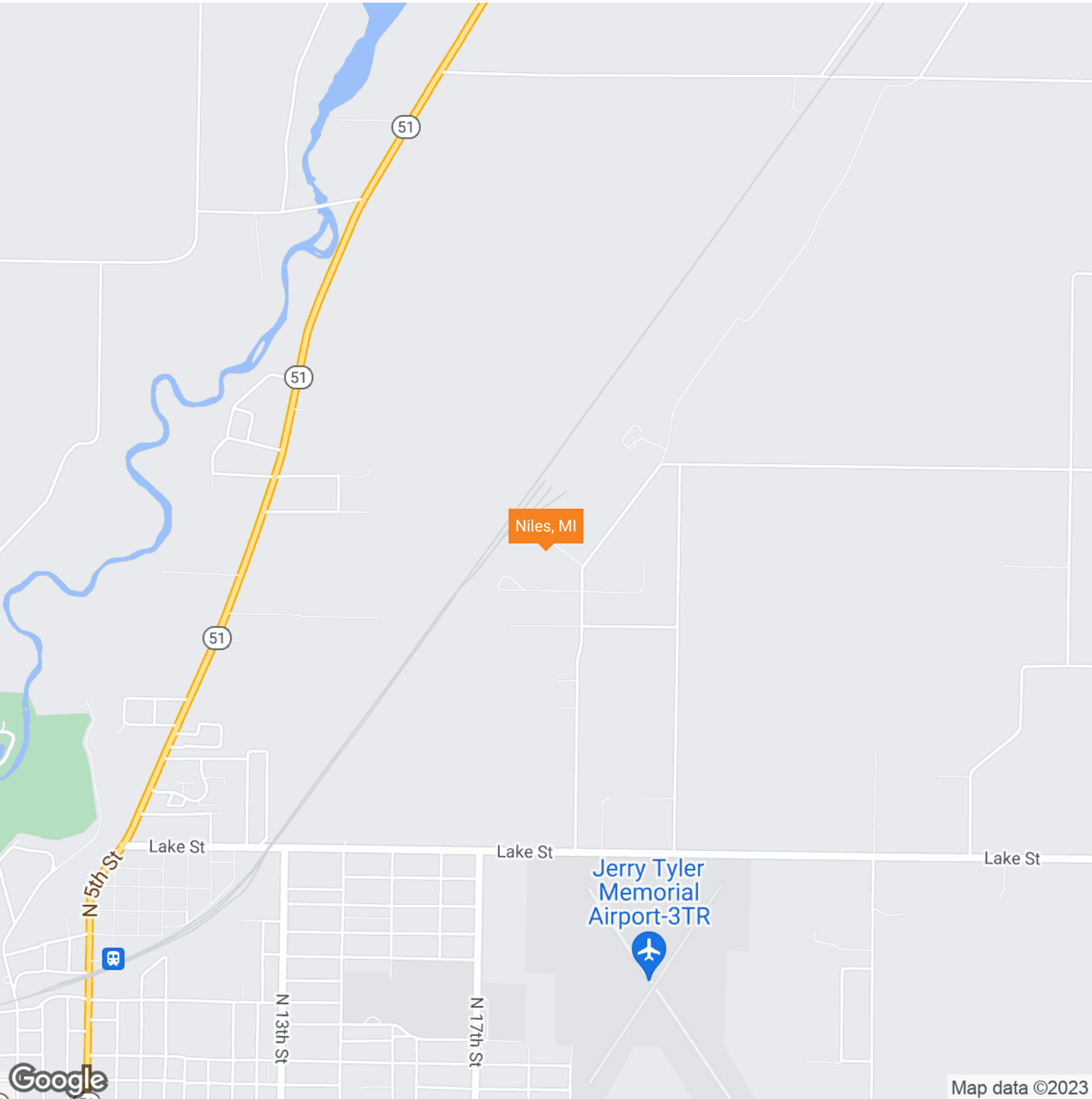
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FOR SALE | Regional Map

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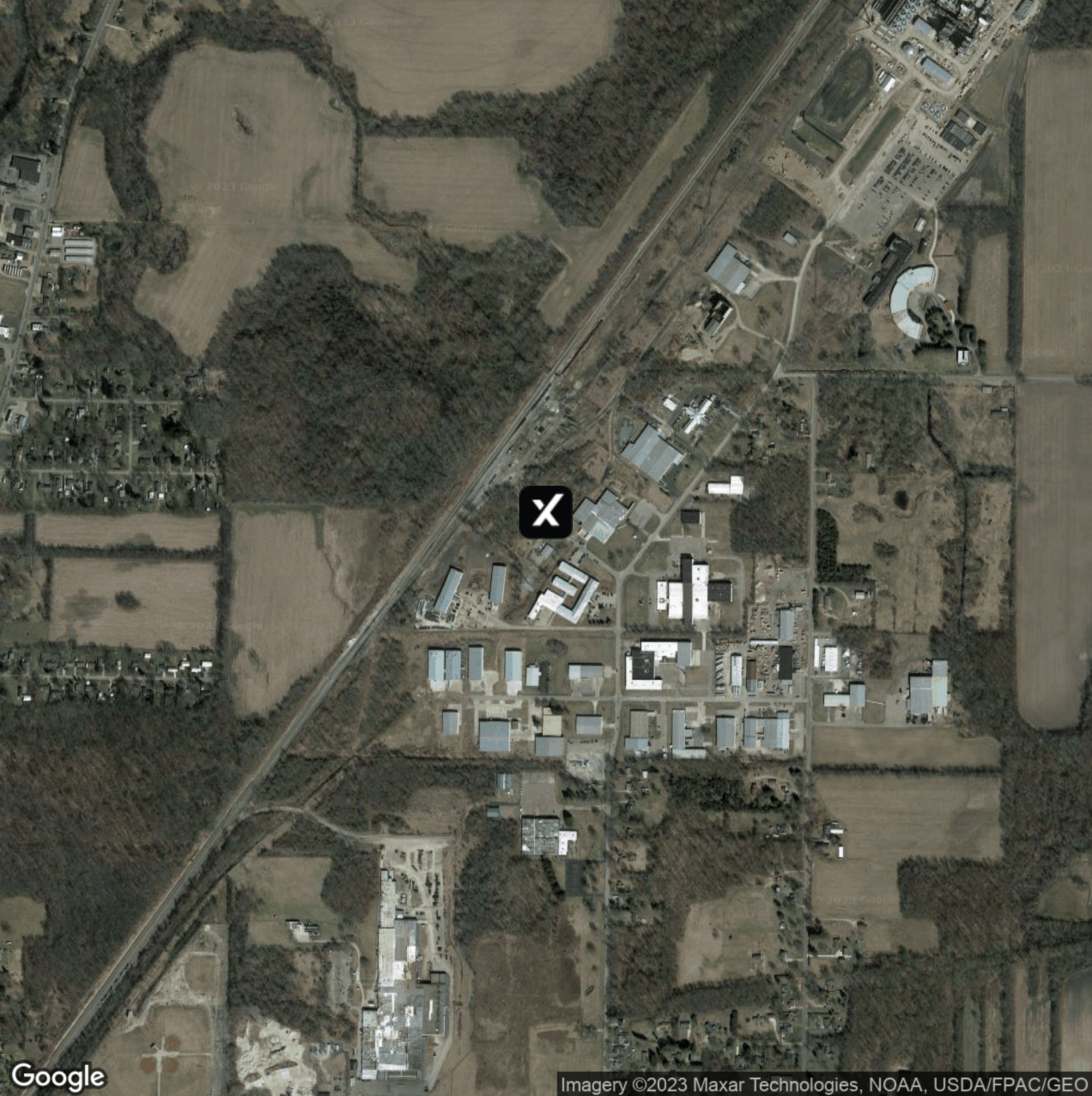
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FOR SALE | Aerial Map

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Imagery ©2023 Maxar Technologies, NOAA, USDA/FPAC/GEO

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DEMOGRAPHICS

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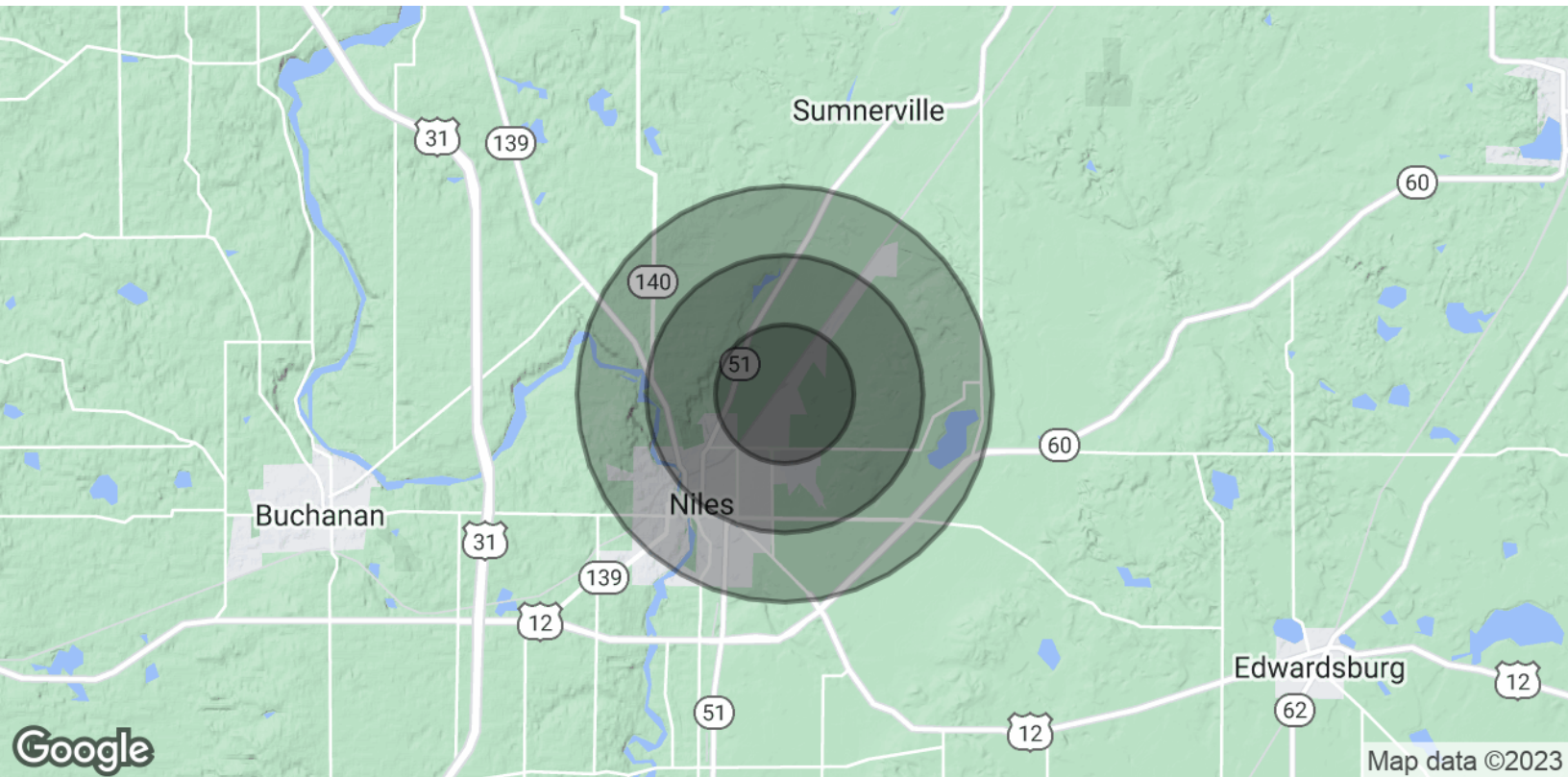
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FOR SALE | Demographics Map & Report

1760 Renaissance Dr, Niles, MI 49120



Population	1 Mile	2 Miles	3 Miles
Total Population	2,347	8,589	17,757
Average Age	34.6	36.2	39.2
Average Age (Male)	34.7	35.4	37.6
Average Age (Female)	34.8	37.7	40.6
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,085	3,797	8,225
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$50,109	\$58,119	\$55,059
Average House Value	\$78,270	\$82,085	\$111,630

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

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FOR SALE | Advisor Bio 1

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Realtor

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Direct: 313.354.6884

MI #6501430719

Professional Background

Elijah Simkins was born and raised in Dearborn Michigan. Elijah received his bachelor's degree in 2016 from Eastern Michigan University where he was a D1 track and field athlete and graduated Cum Laude. He then went on to Wayne State University Law School where he received his Juris Doctor in 2019.

He spent his legal education focusing on corporate, mergers and acquisitions, business planning and real estate law. While in law school, Elijah served as the president of Wayne State's Sports and Entertainment Law Society for two years. Shortly after graduating law school, he designed and built his own cannabis business website outlining the paths to starting a business entity in Michigan as well as walking through the Michigan marijuana licensing process.

Elijah has focused on the commercial cannabis real estate and business market, where he has helped broker over \$10M in deals over the past 18 months. Elijah has recently started to work more closely within the family office, private equity and REIT market to help connect clients with the appropriate commercial/cannabis partners, real estate or business opportunities.

Education

Eastern Michigan University - Undergraduate

Wayne State University Law School - Juris Doctorate

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