

Real Estate with Well-Established Business

Contract for Deed terms now available!



kww YELLOWSTONE PROPERTIES
KELLERWILLIAMS.

Each office is independently owned and operated.



ps
PAT SCHINDELE



\$5,000,000

CONTRACT FOR DEED TERMS NOW AVAILABLE!

Contact Pat for details!

PAT SCHINDELE

406-591-2551 - pat@patschindele.com - patschindele.com

For sale is a well-established cannabis business that has been operating for 5+ years and has its own grow facility. This is a turnkey operation with everything in place. Seller says the business makes \$100K gross monthly income. Current owner/manager may be available to continue with management for a period of time, if required. The total sale price for the business and facilities is \$5,000,000. The real estate will not be sold separately.

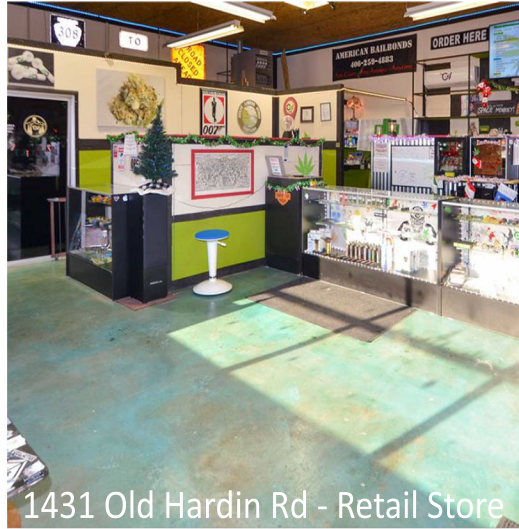
All representations for the business portion of the sale will be made directly from seller to buyer, NOT through Pat Schindele. All buyers must be qualified to purchase and all shall sign a Non-Disclosure Agreement before seeing any financial information. Photos are of interior retail space only. For exterior pictures and further details please contact Pat Schindele.

1431 Old Hardin Rd, Billings, MT 59101 - Retail Store

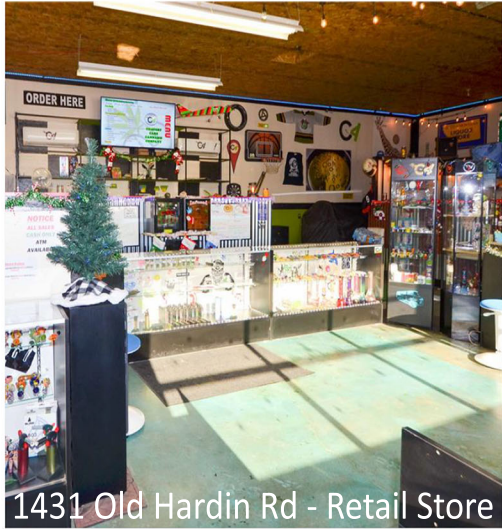
The dispensary was built in 2000 and is 1,696 sf. It is a wood framed metal building with adequate parking. It is on city services and is correctly zoned for a dispensary location with excellent access off of the main arterial road in Lockwood. They have been in business for 5+ years and are well established. The property has a security system, is perimeter fenced, adjacent to I-90 and has covered parking in the back.

122 Main St, Bear Creek, MT 59007 - Production/Manufacturing Facility

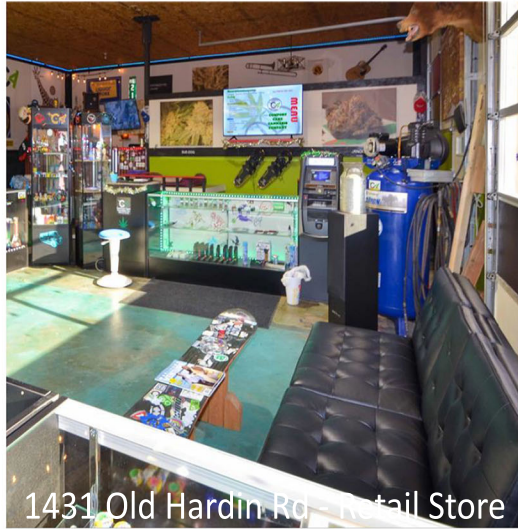
54' x 78' Morton metal building, with a security system, built in December 2020. The location is on city water. 1,200 amps to the building. Two detached accessory structures included: one functions as an office and the other is used for storage.



1431 Old Hardin Rd - Retail Store



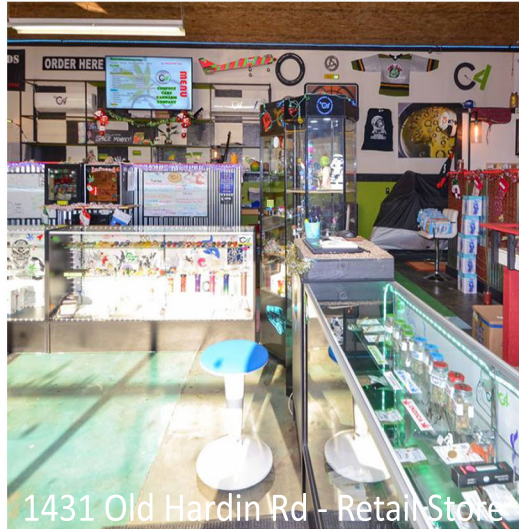
1431 Old Hardin Rd - Retail Store



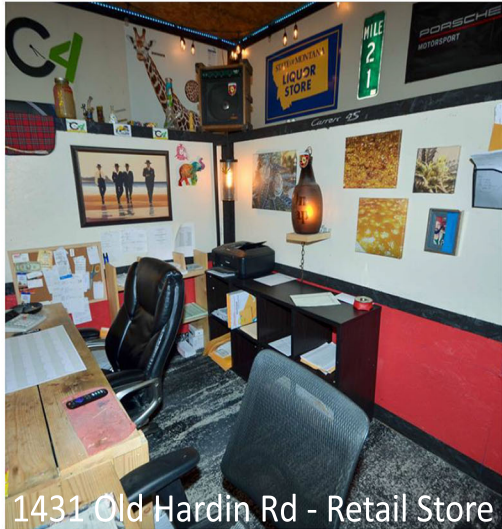
1431 Old Hardin Rd - Retail Store



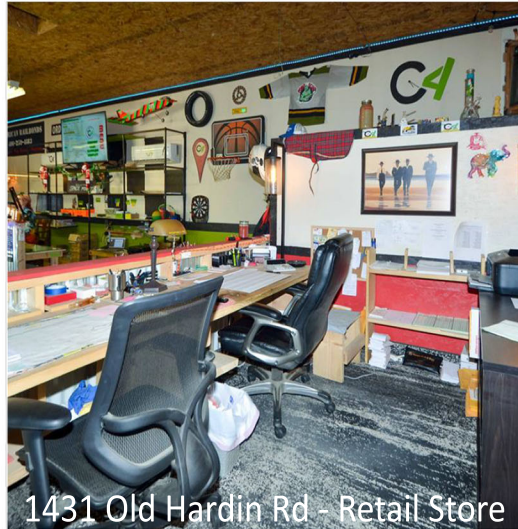
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