



NEW LISTING

7441 E DAVISON ST DETROIT, MI

**APPROVED FOR: Adult-Use & Medical
Cultivation**

PRICE: \$800,000

Seller Financing Available

BUILDING SIZE: 7,200 SQFT

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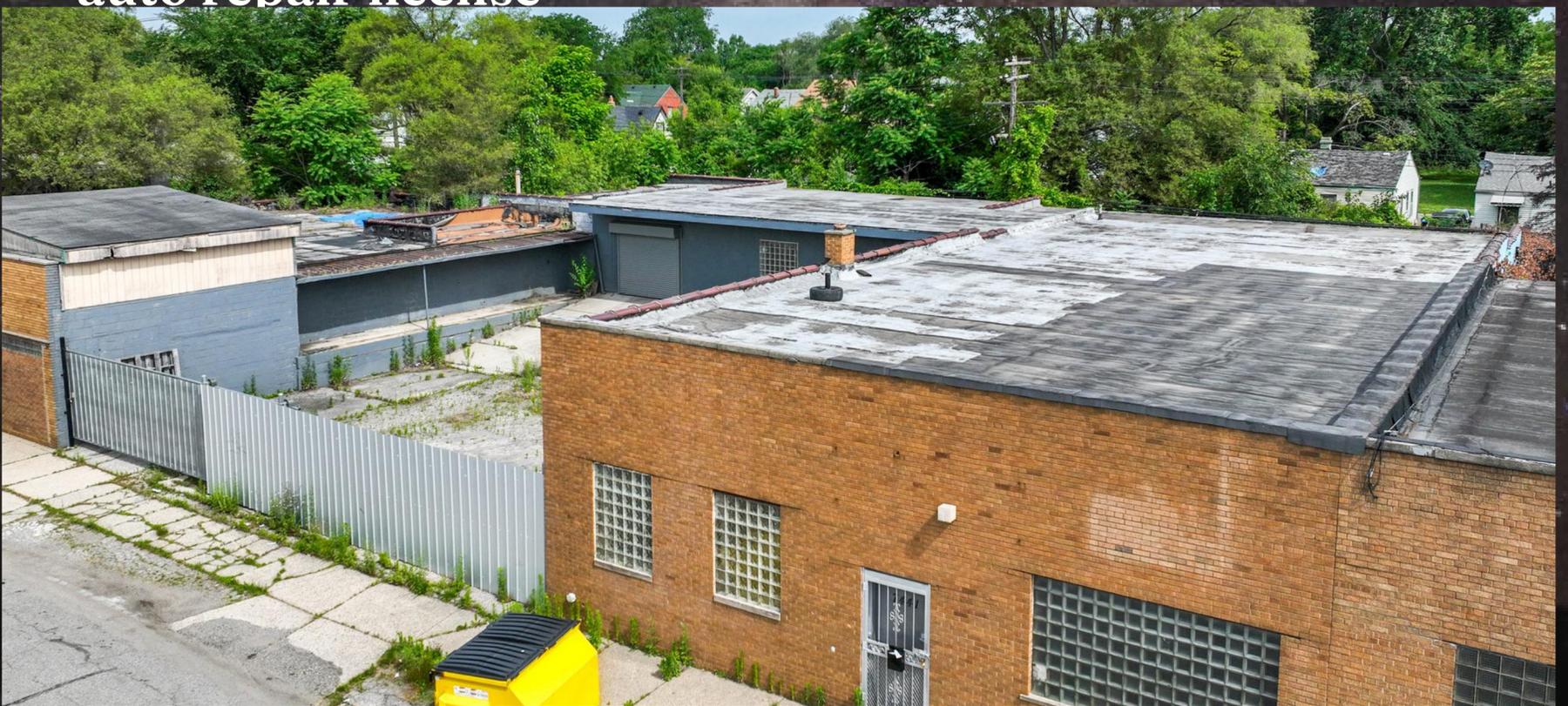
1700 W. Big Beaver Rd, Troy MI 48084

Suite #240



PROPERTY DETAILS

- **Seller financing available**
- **Site has been approved for an Adult-Use & Medical Cultivation Facility**
- **Brick single story building built in 1950 located in East Detroit**
- **Building is currently vacant and ready for your build out**
- **Property paired with ten parking spaces inside a fenced in lot**
- **7,200 SQ FT floor plan**
- **Features include a courtyard**
- **Located on 0.25 acres of land**
- **Building zoned in the Restricted Industrial District, M-2**
- **Ceiling height - 15 FT**
- **(1) Loading door**
- **Property was perviously used in automotive repair and has a auto repair license**



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EXTERIOR PHOTOS





INTERIOR PHOTOS



Proposed Cultivation Space with 15 FT Ceilings



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INTERIOR PHOTOS



Proposed Area for Dry Room/ Veg/ Clone Room



Proposed Area for Break / Holding Rooms

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INTERIOR PHOTOS



Proposed Shipping & Receiving

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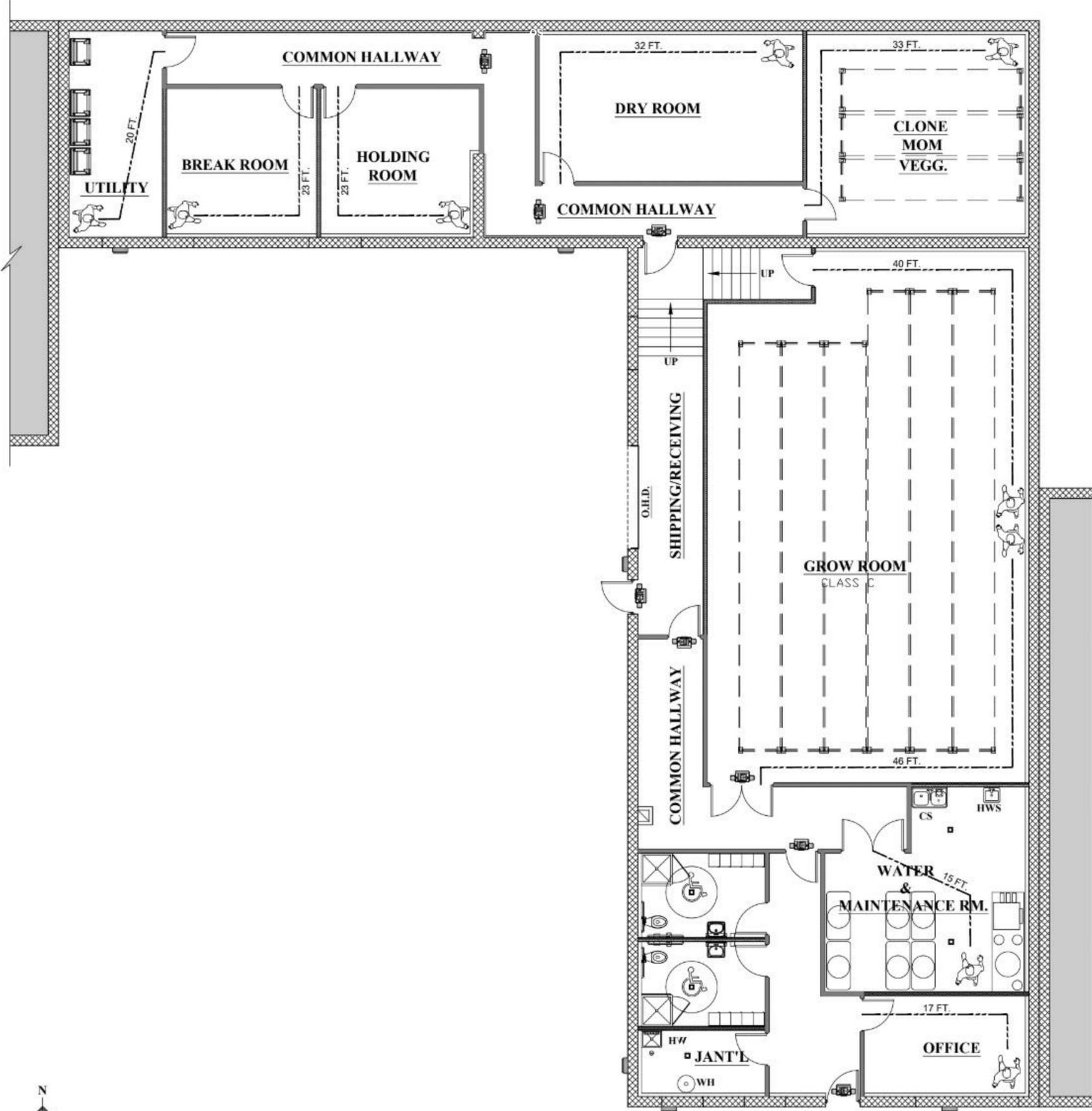
INTERIOR PHOTOS



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FLOOR PLAN



LIFE SAFETY PLAN
SCALE: 3/16"=1'-0"

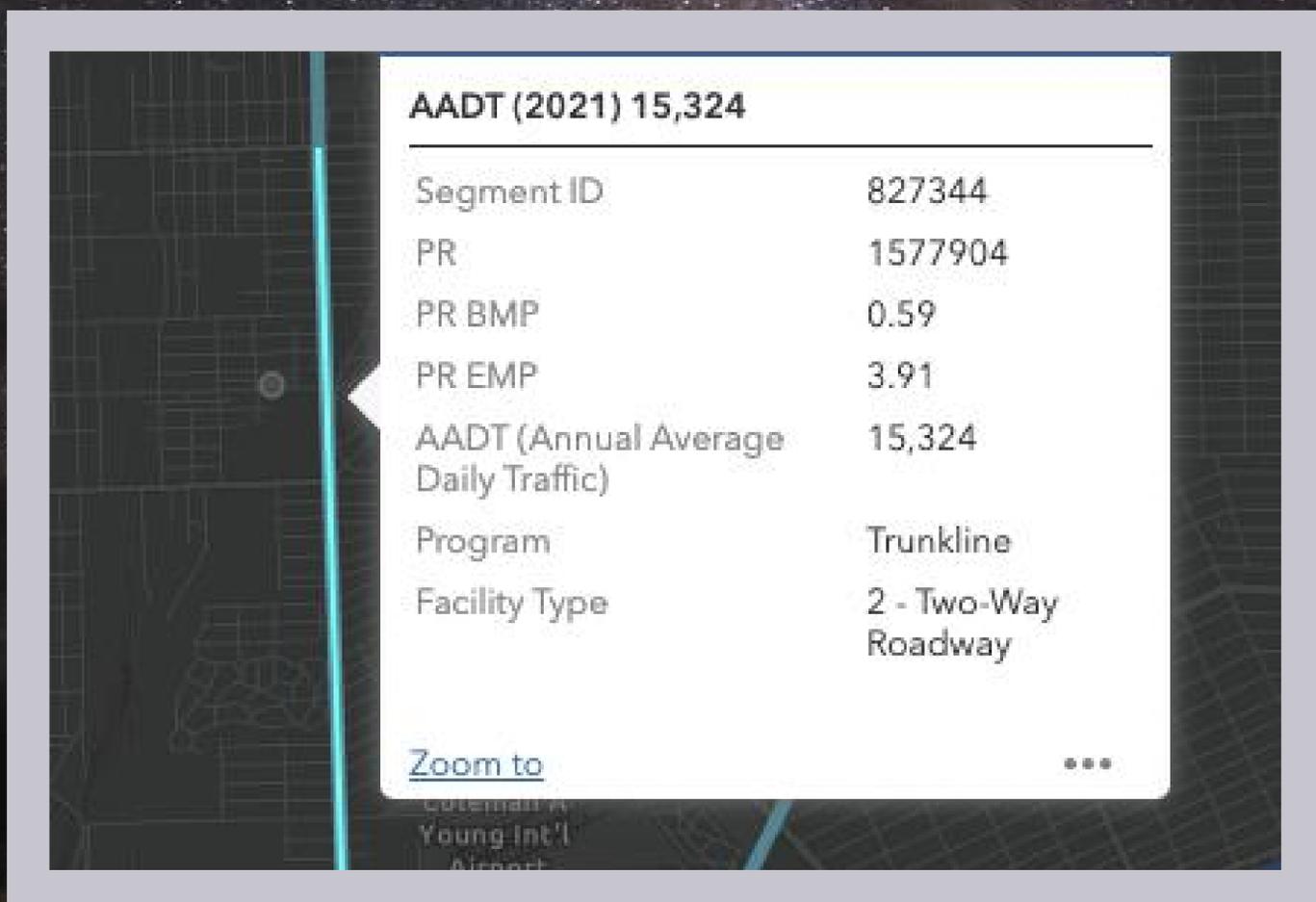
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MUNICIPALITY DETAILS

- **Wayne County is the most populated county in the state of Michigan. As of 2020, the United States Census placed its population at 1,793,561**
- **Centrally Located within 15 minutes to Downtown Detroit and Grosse Pointe areas**
- **Located near all major highways: I-75, I-94, and 8 Mile**
- **Traffic count per MDOT - 15,324 per day**



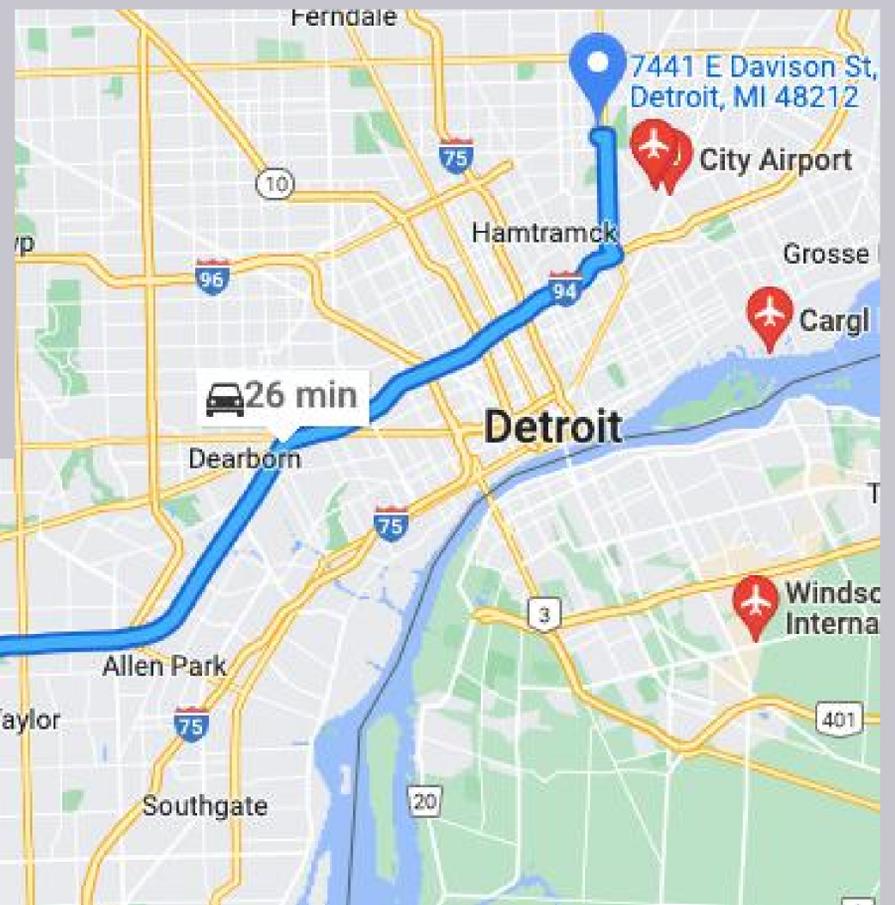
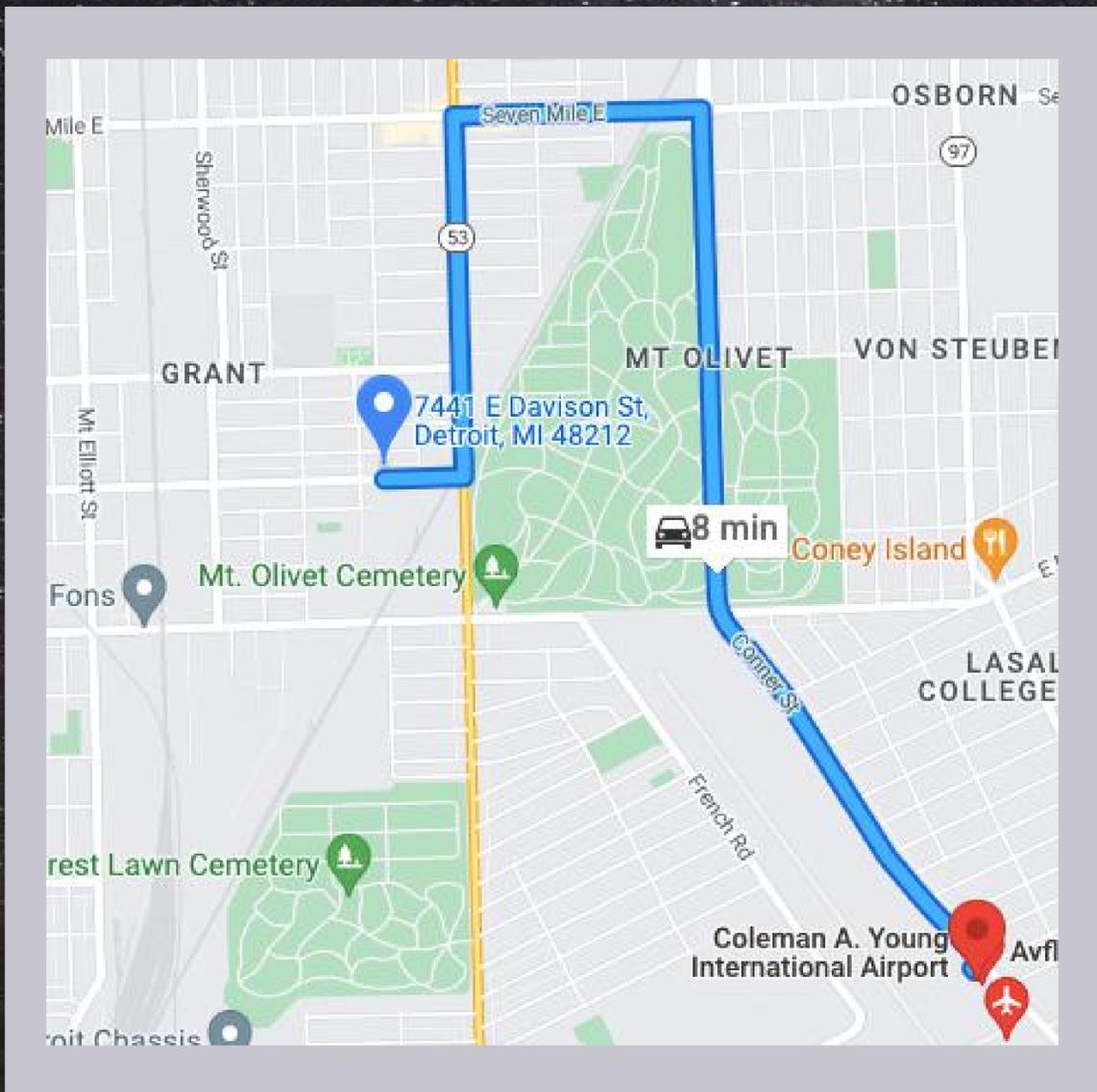
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MUNICIPALITY DETAILS

- 8 minute drive to the Coleman A. Young International Airport
- 26 minute drive to Detroit Metropolitan Wayne County Airport



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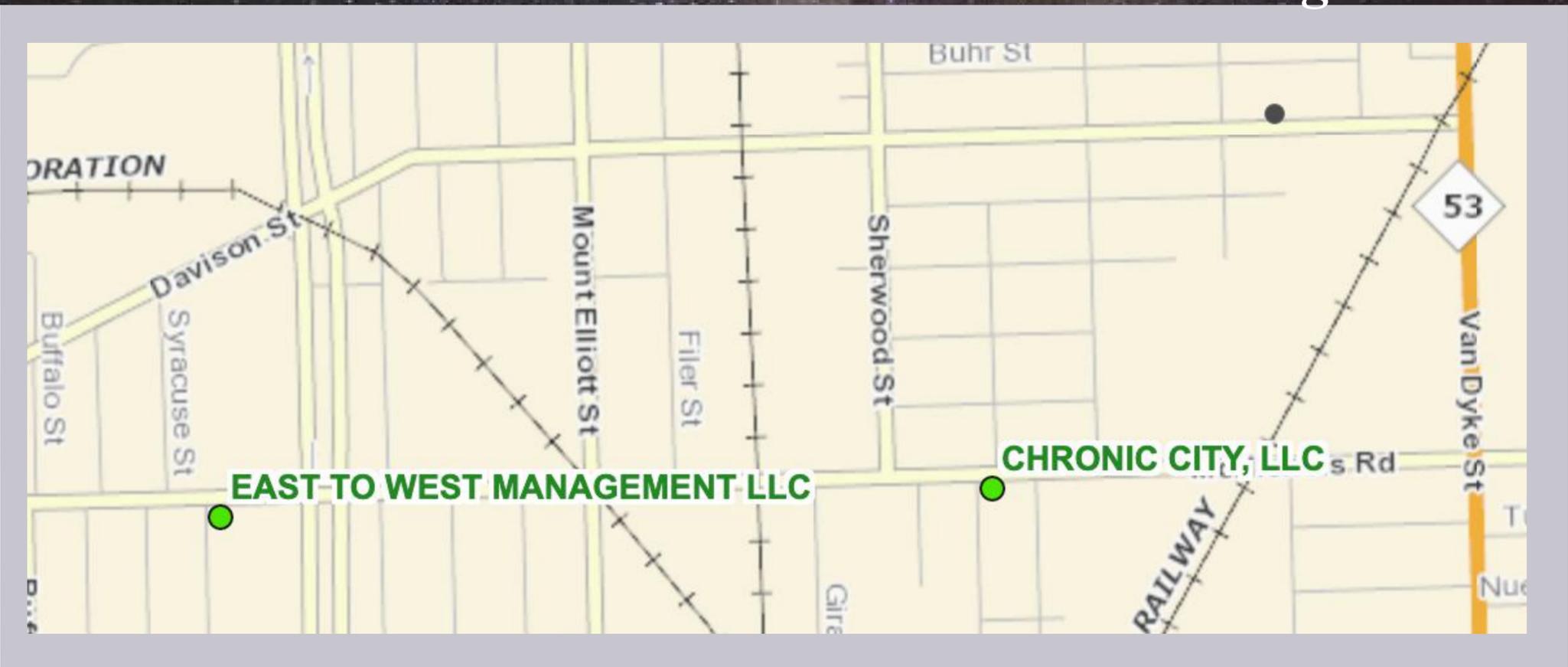


LOCAL DISPENSARIES

- Multiple dispensaries located 5 minutes north of the building on 8 Mile Rd



- East to West Management & Chronic City are located Just 5 minutes south of the building

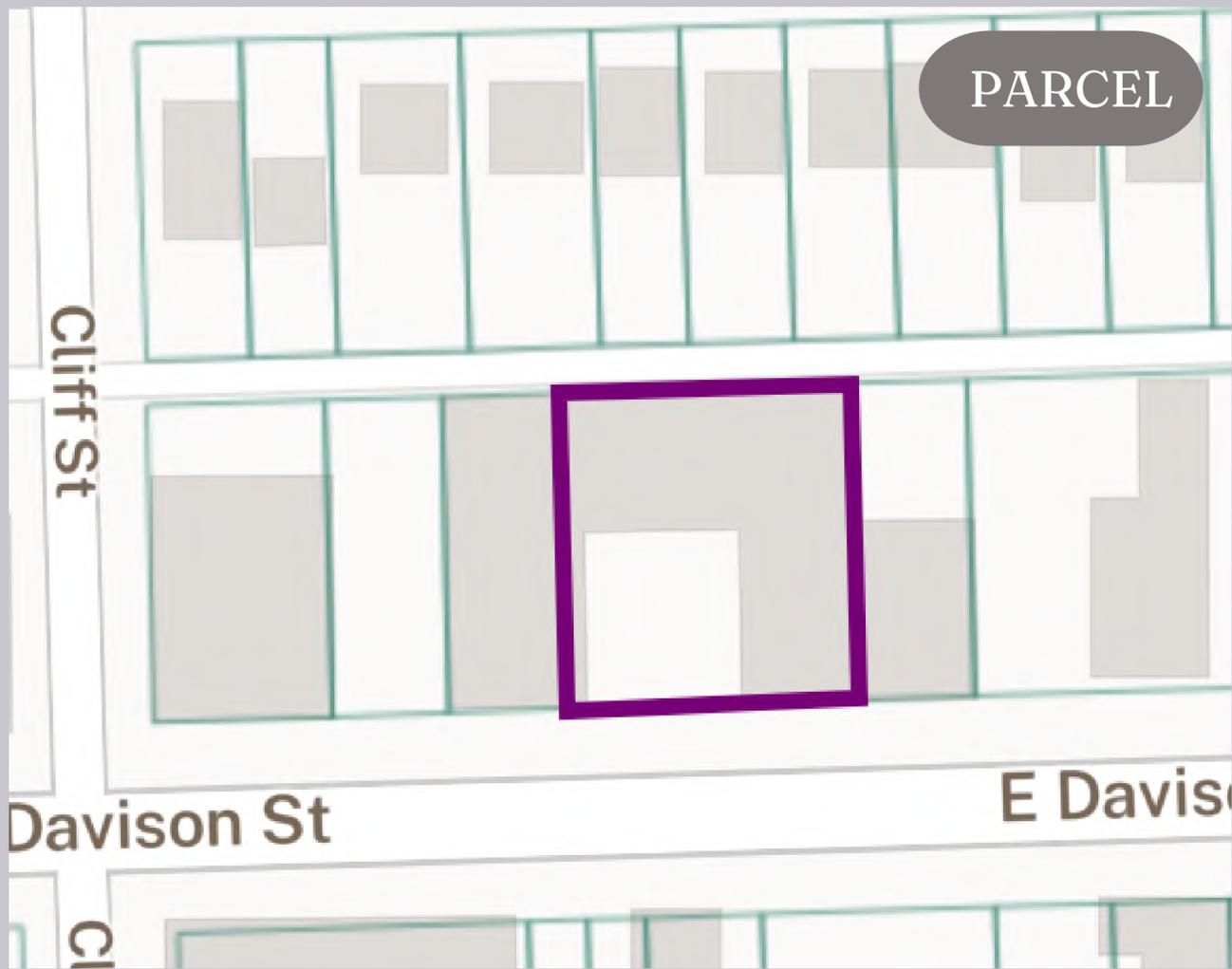


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PROPERTY REGION & PARCEL SHAPE





ABUNDANCE • STRENGTH • PROSPERITY

Alexa Venezia

Partner

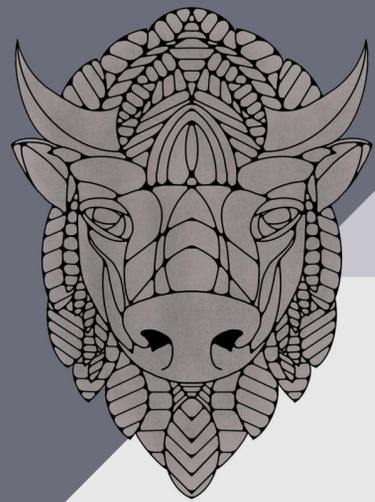
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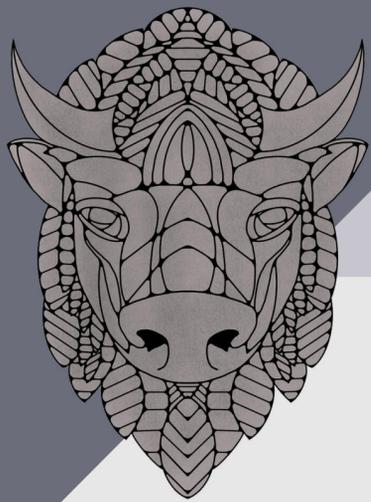


Affiliations

Broker may have interest in or compensation arrangements with various services involved in the real estate sale transaction. These may include but are not limited to lenders, appraisal companies, title insurance companies, escrow services, inspectors, and banking entities.

You are never required to use any of the companies that we recommend, however, marijuana related transactions are often only serviced by a limited number of providers.

The broker may have interest in property, the selling entity, or other competing properties, as well as in competing businesses. The broker may have control marketed property through a purchase agreement, lease agreement, independent agreement with the seller or free simple ownership.



Disclosures

Due to the frequency in which municipalities change regulations, investing in a speculative industry always contains an inherent amount of risk, do not invest more than you can afford to lose.

It is highly recommended that the buyer always do their own due diligence and retain independent representation. The broker is not representing the buyer on this transaction and is not acting as a CPA or attorney.

Bison Enterprises has made every effort to ensure that a property qualifies for the use it is advertised for, no information provided is guaranteed to be accurate and the buyer is responsible for completing all of their due diligence to conform the provided information. All information provided has been sourced from third parties and is thought to be reliable but is never guaranteed.