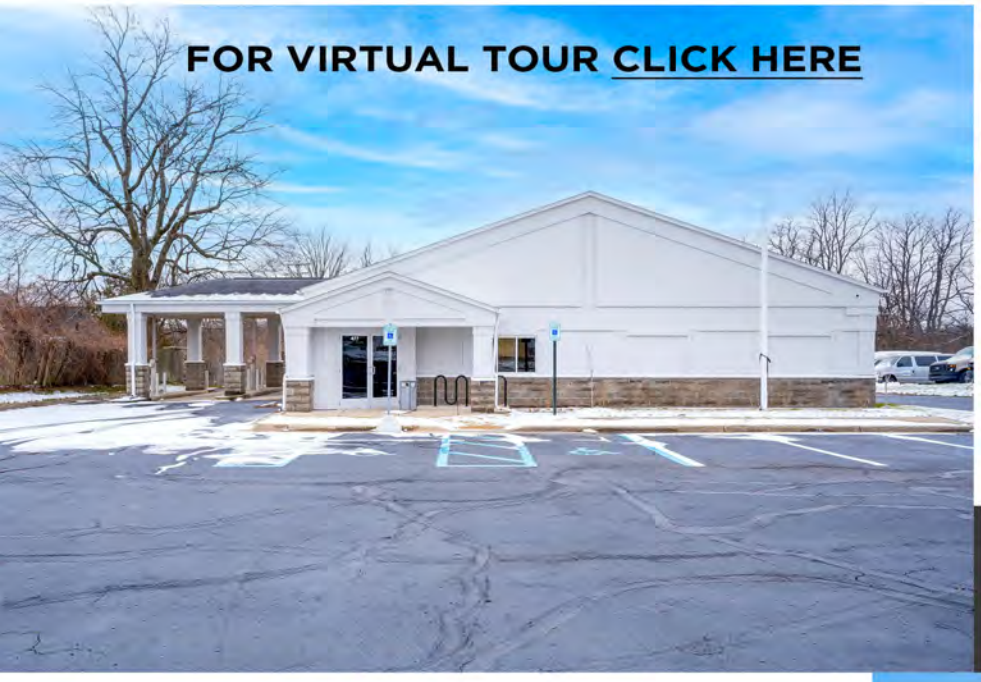
ICONIC
REAL ESTATE

FOR SALE

2,748 SQUARE FEET
FREESTANDING/FORMER BANK



CANNABIS PROVISIONING CENTER

CONTACT

JACOB SWORSKI
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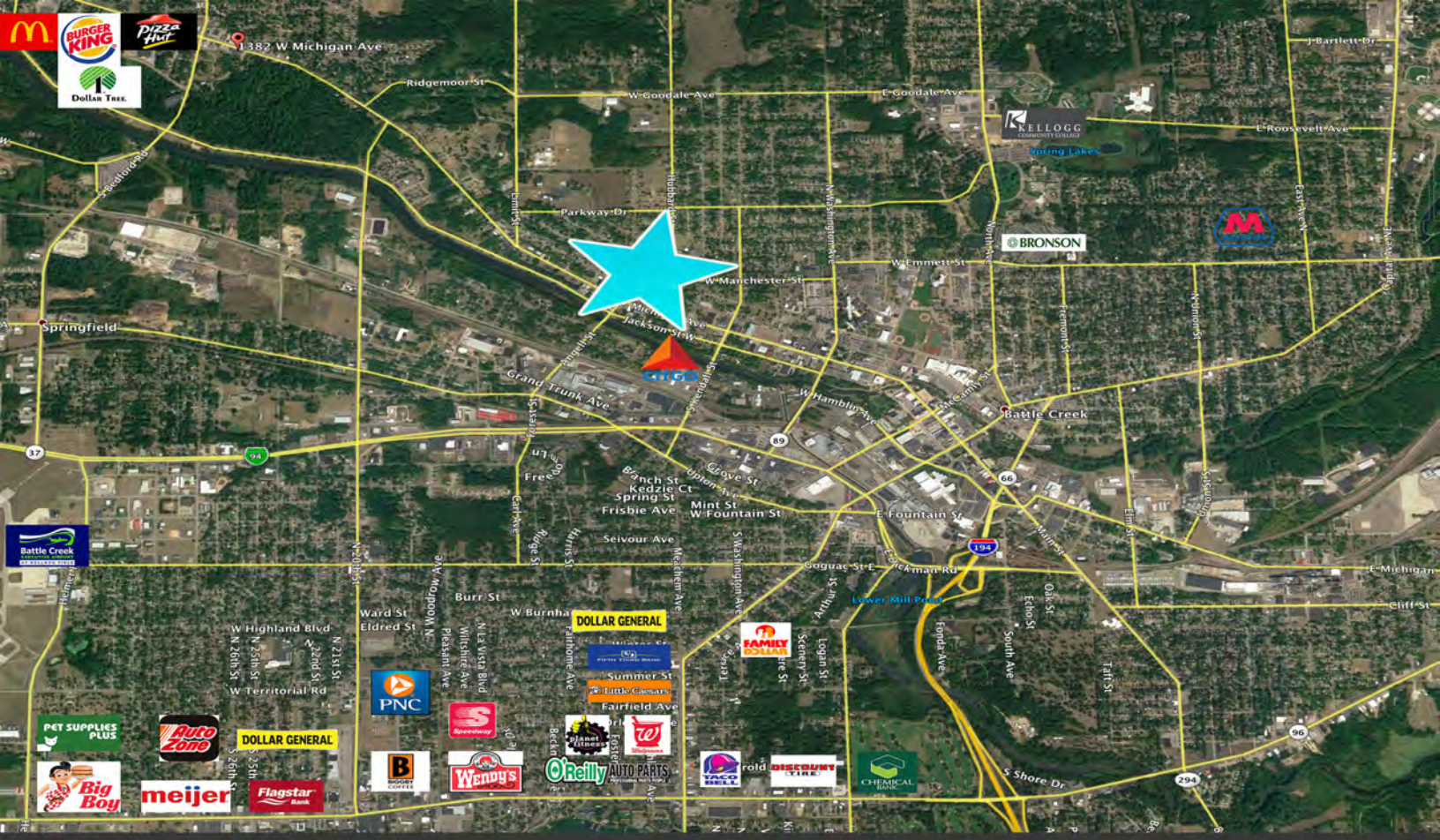
313.603.ICON

477 MICHIGAN AVE W.
BATTLE CREEK, MI 49037

PROPERTY FEATURES

- Former Bank, Fully Built-Out as a Turn Key Cannabis Provisioning Center Municipality Approved for Medical & Recreational Cannabis
- Drive-Thru Available
- Property Includes a Certificate of Occupancy Ready for State Licensing Submission
- Located Across From Family Dollar
- Custom Cabinetry with Nine (9) P.O.S. Register Set Up
- Large Vestibule Reception Area, One (1) Private Office and Two (2) Bathrooms
- Property Equipped with Full Interior & Exterior Surveillance System
- New Parking Lot
- Asking Price: Contact Broker



DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	5,982	34.10	2,319	$24,571
3 MILE	52,660	37.50	20,981	$39,784

DAILY TRAFFIC COUNTS

ROADS	DAILY TRAFFIC
W DICKMAN RD/UPTON AVE W	17,500
S WASHINGTON AVE/LOUISE ST NE	13,707