



**COLDWELL BANKER
COMMERCIAL**

**ORION
REAL ESTATE**

CBD/THC SPECIALITY RETAILER FOR SALE



TYPE: Smoke Shop & CBD/THC Dispensary

LOCATION: Crossroads Regional Shopping Center, St. Cloud, MN

HOURS OF OPERATION: 7 days per week - Mon-Sat 9 am to 9 pm; Sunday 10 am to 7 pm

WEBSITE: www.mrsmokemn.com

SPECIAL FEATURES:

- Loyal clientele Low prices; Willing to Train; Expandable
- Frequent buyer card program in place; Cigar Cabinet expansion

PRICE: \$350,000 Includes FF & E - Inventory to be negotiated

This is a unique opportunity to purchase a fully turnkey storefront dispensary in the Crossroads St Cloud Mall. This is the best location of any locally approved dispensaries in the area. With a prominent location at the St Cloud Crossroads Mall, the store is located on high traffic Division Street next to the Mall's main entrance with excellent visibility. With this unbeatable location, the shop has seen consistent growth in sales and customer retention, surpassing veteran shops in under a year's operation! This is a turn-key opportunity for the right investor/owner.

Mr. Smoke is everything tobacco and CBD /THC related products. From Cigars to Cigarettes, Chew to Tin Snuff. They also sell Pipe specialties as well as Hookahs and Shisha. Mr. Smoke has been in business for less than one year. The business grosses approximately \$37,000/monthly and is in growth mode. The attractively located mall leased space is approximately 1,400 SF facing the front parking lot. The current owner has recently remodeled the interior space and expanded the displays. Included in the sale will be retail, business operating systems, furniture and fixtures used to operate the business and website.

CALL MARK MAETZOLD TODAY FOR A PERSONAL SHOWING, and FINANCIALS

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