

New York Cannabis License Opportunities

[572 Manhattan Ave, Brooklyn, NY 11222](#) Asking: \$2.75M

- Fully licensed, cash-flowing dispensary generating \$2.5M to \$3M annually with \$25K to \$35K in consistent monthly free cash flow, averaging 150 customers per day
- **One of NYC's only sites where a buyer can co-locate a dispensary and a licensed social consumption lounge, with a built-out 1,000 SF space ready for a 49-seat LRCF lounge plus private rear courtyard**
- 3,525 SF total: 925 SF ground-floor retail, 1,000 SF adjoining lounge space, and 1,600 SF finished basement
- Clean NYSOCB regulatory record and fully transferable license
- Full financials and lease available under executed NDA, includes brand, license, and FF&E

[939 Central Ave, Peekskill, NY](#) Asking: \$2.5M

- \$3M+ in revenue over the last 12 months with \$225K+ in EBITDA
- **1,100 SF storefront in downtown Peekskill surrounded by retailers, restaurants, and banks with strong nearby parking**
- Option to add a second 1,100 SF floor for a consumption lounge
- 10-minute drive radius population of 92,032 and household income of \$136,246
- 5-year lease at \$2,700/mo with a 5-year extension option

[3343 Fulton St, Brooklyn, NY 11208](#) Asking: \$1.75M

- \$2K to \$3K per day in revenue, recently delivered
- **Located directly beneath a subway stop, 3.5 miles from the nearest competing shop**
- Rent at \$12,000/mo
- Seller financing available
- Interior could use some updating

[218-25 Hempstead Ave, Jamaica NY](#) Asking 3.5M

- Building out is 80 percent complete
- **Opportunity for a Drive thru**

- Rent 35k

[1099 Loudon Rd, Cohoes, NY 12047](#) Asking: \$2.25M

- \$2.45M in revenue over the last 12 months at 15% EBITDA
- Seller owns the 1,000 SF building, will sell or lease
- **Highest traffic count in the area with ample parking, including 11 spots in its own lot**

[2441 Flatbush Ave, Brooklyn, NY 11234](#) Asking: \$2M

- Averaging \$200K/mo in sales over 7 months since opening, 13% EBITDA before management fee
- 2,800 SF building including 1,000 SF for a consumption lounge, \$1M spent on buildout
- 10-year lease at \$19,500/mo
- **Delivery operations recently launched, owner financing available**

[588 4th Ave, Brooklyn, NY 11215](#) Asking: \$3M

- **Open just over 12 months, generating \$2.6M in gross revenue with increasing month-over-month sales**
- \$850K in net profit over the last 12 months
- 2,000 SF on a 10+ year lease at \$25,750/mo with 25,000 daily traffic count

[Wild Flowers](#) Asking 2.1M

- Auburn Dispensary
- Doing 3.2m
- Ebitda 800k
- **Rent 3,500**
- Only one other store in town

Brooklyn Dispensary Asking 2.6M

- Doing 1.2M
- **Open to negotiate**
- Rent 15k

Long Island / Brooklyn Portfolio Asking: \$12M for all three stores, includes inventory

- **Two Long Island stores plus one Brooklyn location, available to lease or purchase. Can ask to separate if interested.**
- One Long Island and the Brooklyn store are averaging \$350K to \$375K per month in sales
- Medford location recently opened

All three stores below are licensed and ready to be opened quickly. These are rare, limited dispensary licenses issued in New York State — a genuine opportunity for qualified buyers.

Lower East Side, Manhattan Asking Price: \$1.9M

- 650 sq. ft.
- * Rent: \$13,000/month
- High-foot-traffic LES corridor
- Dispensary License | 10-year lease with 3% annual increases | Seller financing available

Brooklyn Asking Price: \$1.9M

- 2,000 sq. ft. total (1,000 SF retail + 1,000 SF basement)
- Rent: \$12,000/month
- Dispensary License | 10-year lease with 3% annual increases | Seller financing available

Morningside Heights, Manhattan - 256 E Manhattan Ave. Asking Price: \$1.7M

- 450 sq. ft. | Rent: \$3,000/month
- Steps from Columbia University, Central Park & three major hospitals
- Dispensary License | 10-year lease with 3% annual increases | Seller financing available

Additional Opportunities

Operating Tier 1 Processor -Asking 995K

Paper Only Licenses

- Tier 1 processor just license Asking 400k
- Social Equity Micro License Asking 475k
- Can grow, Process, Distro, Dispensary, and delivery to customers