



601 Paragon Road SE

Albuquerque, NM 87105

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE PROPERTY/BUSINESS



**TURNKEY CANNABIS
CULTIVATION, EXTRACTION,
AND PRODUCTION FACILITY,
AND BUSINESS**



**BUILDING SIZE:
15,120 SF**



**601 PARAGON:
1.59 ACRES**



**ADJACENT EAST LOT:
1.72 ACRES**



**\$5,000,000
OWNER WILL FINANCE
FOR RIGHT TERMS**

Christian File

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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PROPERTY DESCRIPTION:

Turnkey 15,120 SF cannabis facility offering cultivation, manufacturing, packaging, and outdoor grow operations. The property includes all FF&E and equipment, providing a fully built-out solution for immediate production. This property comes with a fully certified C1D1 room for extraction, a fully commercial grade turnkey kitchen, and multiple fully operational grow rooms.

Additional opportunities include the potential to purchase water rights and acquire the existing business, which features multiple retail locations. This is a comprehensive package encompassing land, equipment, and growth potential for an integrated cannabis operation.

KEY FEATURES:

- » High-value property combining building, land, equipment, and infrastructure
- » Fully turnkey, Grade A facility with everything in place
- » Versatile opportunities for various industries



EXECUTIVE SUMMARY

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OFFERING DETAILS:

ADDRESS: 601 Paragon Road SE,
Albuquerque, NM 87105

BUILDING SIZE: 15,120 SF

LOT SIZE: 601 Paragon: 1.59 Acres
Adjacent East Lot: 1.72 Acres

LAND: Two M1 Zoned Lots totally
3.31 Acres

ZONED: M1

SALE PRICE: \$5,000,000

1 retail location for sale and four other
retail locations available for lease
assumptions

ELECTRICAL CAPACITY:

- Building: 800 amps, 3-phase,
480-volt electrical service
- Vacant Land: 600 amps, 3-phase,
480-volt electrical service



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OFFERING SUMMARY

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FACILITY FEATURES:

- Fully built-out commercial-grade kitchen with ducted hood and additional equipment
- Multiple Fully Built out grow rooms
- Turnkey C1D1 Extraction Room
- All equipment and FF&E (furniture, fixtures, and equipment) included in sale (detailed list available in listing attachments)
- Designed for cannabis cultivation, extraction, and production
- Multiple High End HVAC systems that are fully operational
- Roof in great shape and well maintained
- Heavy electrical capacity with ability to upgrade power
- Facility can be repurposed for other uses

WATER RESOURCES:

- Fully operational well on the property
- Option to purchase pre-1908 commercial groundwater rights, up to 9.88 acre-feet per annum

FINANCING OPPORTUNITY:

- Owner will finance property under the right terms and conditions

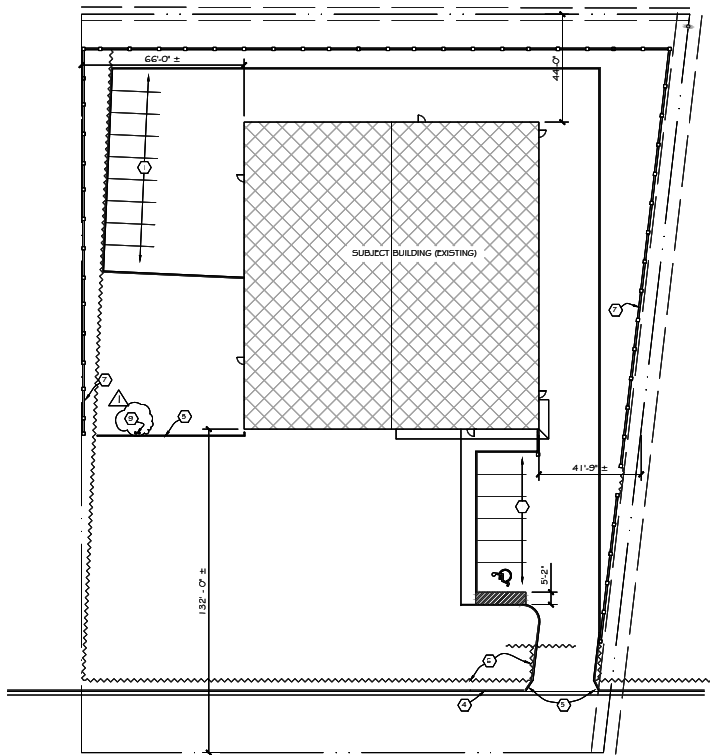
BUSINESS OPPORTUNITY:

- The sale includes all equipment, branding rights, existing inventory, trademarks, current contracts, and standard operating procedures (SOPs). The business generates approximately \$20,000-25,000 per week in retail sales and \$40,000-80,000 in wholesale revenue.

Contact the broker to request an NDA for further details.

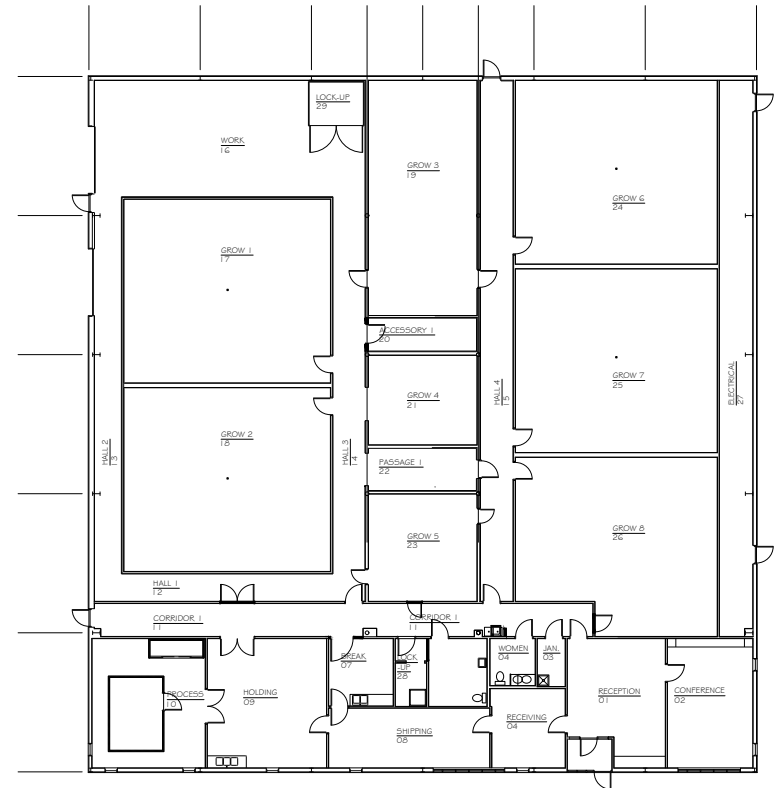
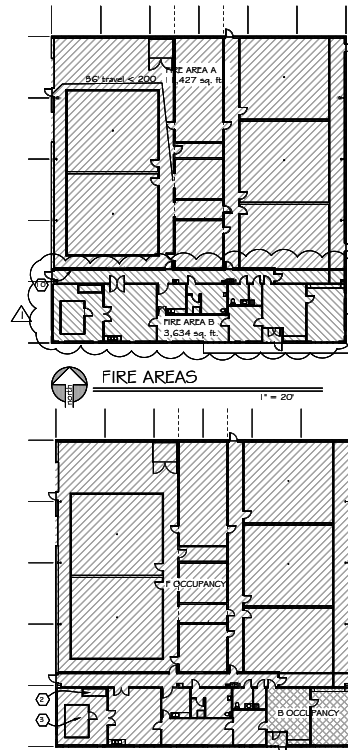
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 SITE PLAN

1" = 20'

 OCCUPANCY PLAN
1" = 20'

PROPERTY PHOTOS

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KITCHEN AND EXTRACTION

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CULTIVATION

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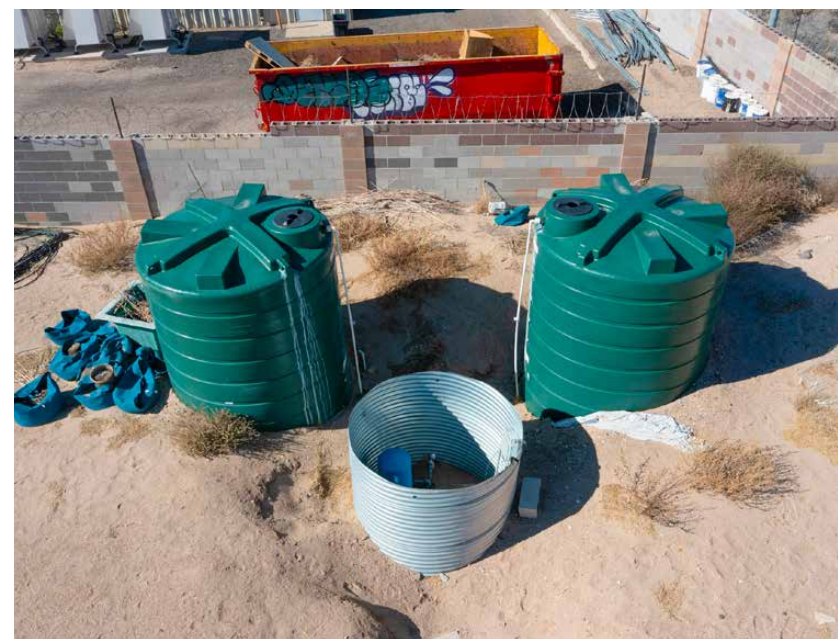


EQUIPMENT & INFRASTRUCTURE

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EQUIPMENT LIST

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Item	Quantity
ETS Hydrocarbon for Chamber Machine	1
Prescott Distillate Machine	1
IES CO2 Supercritical Machine	1
Hal D1 Extraction Room	1
Nano Processing Equipment	1
Nano Mixing Equipment	1
Kitchen Extraction Hood	1
Kitchen Ovens	1
Kitchen Stoves	1
Twin Monkey Can Packaging Drink Machine	1
Three Freezers	3
Over 20 Packaging Tables	20
Three Label Printers	3
Large Banner Plotter	1
Two Chocolate Fridges	2
Two Chocolate Makers	2
Two Truffle Machines	2
Freeze Dry Machine	1
150 Luxx Lights	150
30 Veg Lights	30
10 Clone Room Lights	10

LOCATION MAP

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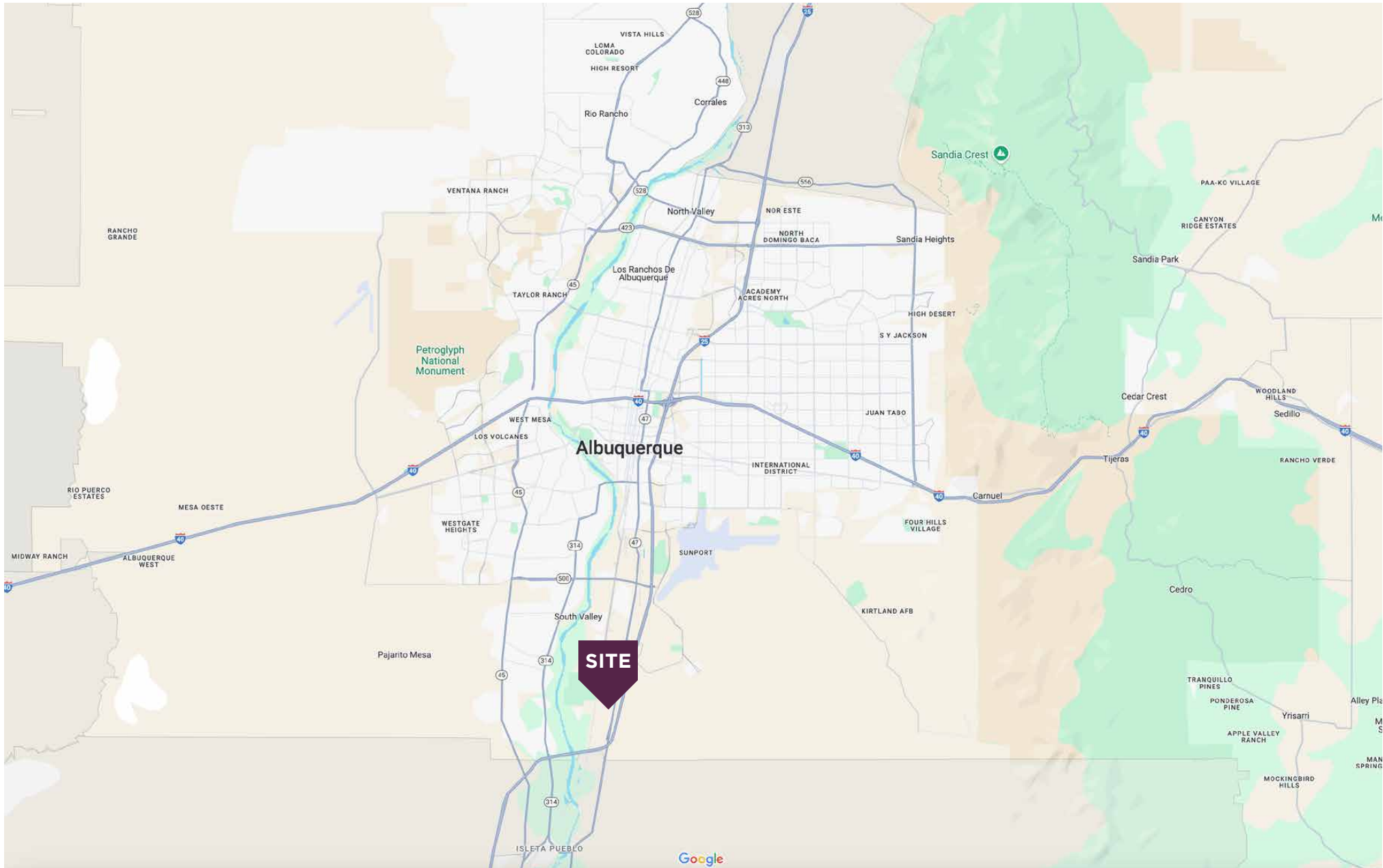


REGIONAL MAP

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LISTING AGENTS

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CHRISTIAN FILE
VICE PRESIDENT

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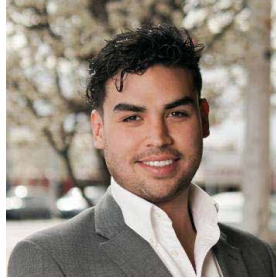
Christian is a well-respected investor and property owner who has made a name for himself in the real estate industry. With years of experience in brokerage, he has become a trusted advisor to clients looking to buy, sell, or lease property.

His expertise in the field is evident from his ownership of a vast portfolio of real estate that spans 250,000 square feet. This ownership has given him a unique perspective on the industry, and he uses it to guide clients around the do's and don'ts of real estate transactions.

But Christian is more than just a broker. He is a trusted ally to his clients, investing with them and in them to ensure their success. He understands that real estate is not just a transaction but a long-term investment that requires careful consideration and strategic planning.

His clients appreciate his attention to detail, professionalism, and dedication to their success. He goes above and beyond to ensure that they make informed decisions and achieve their goals.

Christian's success in the real estate industry is a testament to his hard work, knowledge, and dedication. He continues to be a leader in the field, and his clients can rest assured that they are in good hands when working with him.



JACOB LOPEZ
VICE PRESIDENT

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Jacob Lopez has been serving sellers, buyers, owner-users, landlords, and tenants in all aspects of the commercial real estate industry in Albuquerque since 2017, specializing in MultiFamily, Industrial & Land. Jacob is experienced in commercial real estate sales, property research, tenant/landlord representation, and contract negotiations. He is overly dedicated & has a burning passion for real estate, closing over 130 deals since beginning his career.

Jacob works out of Albuquerque, NM and is the preeminent broker in the Greater Albuquerque area that covers Rio Rancho, Los Lunas, Placitas, Bernalillo, Tijeras, Edgewood & beyond.

Jacob was born and raised throughout Los Angeles County, from Compton to Whittier, and is an avid dog lover who enjoys spending time with family and friends, meditating, swimming, camping, listening to music...and closing deals. He graduated from the University of New Mexico, where he obtained his Bachelors of Business Administration as a Triple Major in Financial Management, Accounting & Marketing. Lastly but certainly not least, Jacob is bilingual, speaking both English and Spanish.



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FOR MORE INFORMATION
PLEASE VISIT:

creberkshire.com