

BOARDING & GROOMING W/ 2 HOUSES ON 7.5 ACRES

109-111 NORTH CROSS ROAD, LAGRANGEVILLE, NY 12540

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	6,000 SF
Available SF:	
Lot Size:	7.5 Acres
Number of Units:	3
Price / SF:	\$233.33
Year Built:	1966
Zoning:	R120

PROPERTY OVERVIEW

Thriving Dutchess County kennel business offering boarding and grooming for nearly half a century. The owners are considering retirement and would like to pass along the business to a new operator. The offering includes the kennel structure, two single family homes (one tenant occupied and one owner-occupied), and a 1.6 acre parcel suitable for another single family home or potential expansion of the business. The structures are on 3 parcels totaling approximately 7.5 acres. The kennel facility is comprised of three fully heated and air conditioned buildings and the yard is surrounded by a security fence. The owners reside on the premises.

The business is owner operated with 5 additional part time employees. 63 dog kennels and 15 cat/small dog kennels. Drop-off and pick-up hours are 3:30-6:00. The business typically operates on a waiting list during summer and holidays. The property has been meticulously maintained over many years of ownership.

BRIAN MOSSEY

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DUTCHESS COUNTY KENNELS - BOARDING & GROOMING W/ 2 HOUSES ON 7.5 ACRES

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KENNEL PHOTOS



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HOUSE PHOTOS



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RENTAL HOUSE AND AERIAL PHOTOS



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BUSINESS DESCRIPTION



PROPERTY DESCRIPTION

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Notes on the business: All dogs have an indoor/outdoor run. Their inside space is 5'x5' with a doggie door that takes them to their private 12-14' run. There are larger kennels to accommodate larger double boarders and giant breeds. They have access to both inside and out from 7 am til 9 pm. At night all dogs are brought inside to minimize noise in the residential area we are set in. All cats have an individual space, 4'x4' with a built in scratching post and window seat. Free exercise for dogs is done individually with a staff member- no pet is left unattended while out to run.

Business financials are available with a signed Non-Disclosure and proof of funds or confirmation of buyers intended financing options.

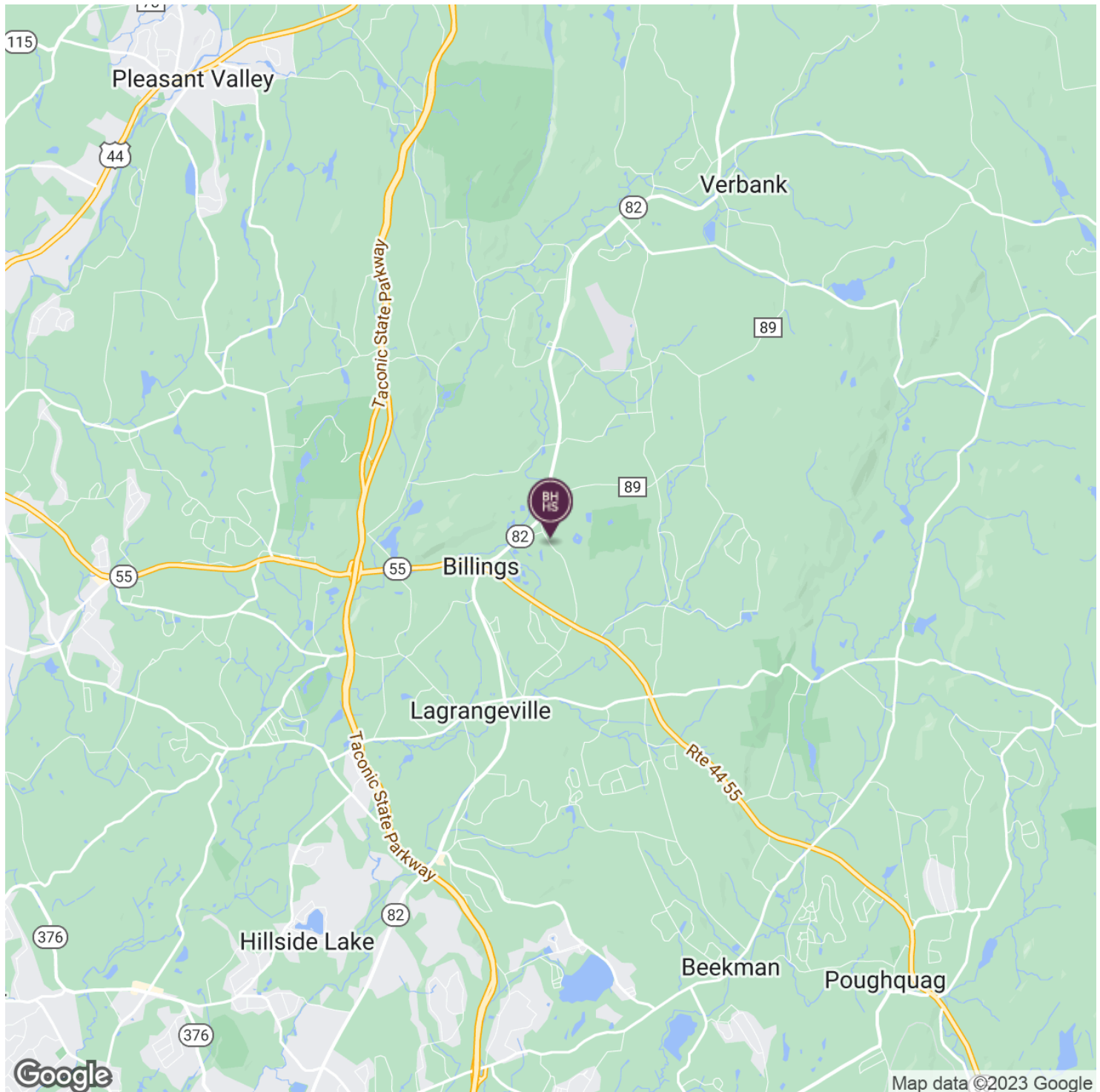
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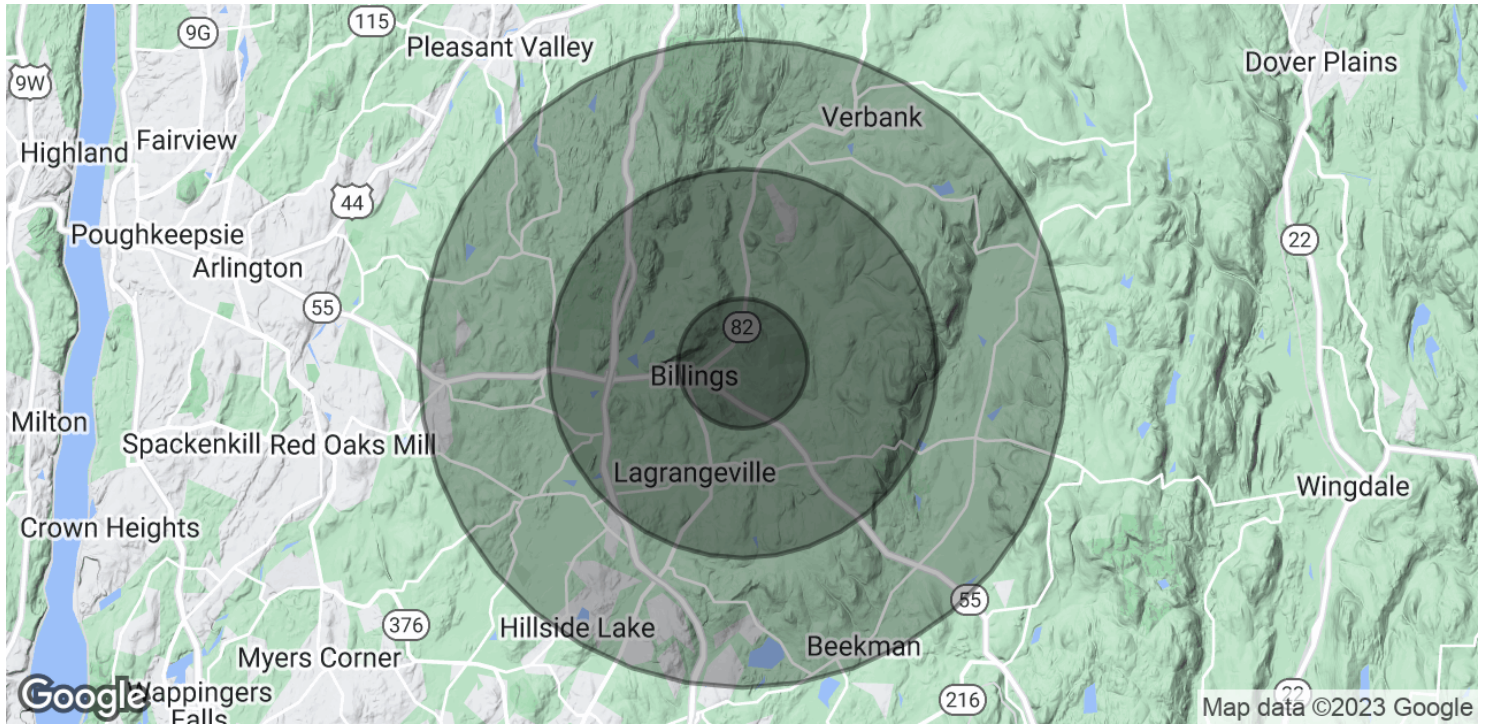
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	800	7,054	25,404
Average Age	39.5	41.2	42.1
Average Age (Male)	43.5	40.9	40.5
Average Age (Female)	37.5	41.1	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	285	2,607	9,473
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$155,402	\$141,510	\$127,390
Average House Value	\$365,029	\$369,547	\$345,164

* Demographic data derived from 2020 ACS - US Census