



LEDGEWOOD KENNELS

639 SMITHFIELD ROAD, MILLERTON, NY 12546

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7,000.00 per month (MG)
Building Size:	5,000 SF
Available SF:	5,000 SF
Number of Units:	3
Year Built:	2002

LOCATION OVERVIEW

Introducing 639 Smithfield Road, Millerton, NY – an exceptional dog kennel property nestled on 27.37 acres of picturesque land. This unique and spacious facility offers a perfect haven for canine enthusiasts and entrepreneurs alike. The property features a state-of-the-art Mason dog kennel equipped to accommodate a variety of breeds and sizes. With ample indoor and outdoor spaces, the kennel provides a comfortable and secure environment for dogs to thrive.

Strategic location with proximity to major attractions and the New York-Connecticut state line. Residents and visitors will appreciate the convenience of being within reach of popular destinations such as Mashomack Fish and Games Preserve, Silo Ridge Field Club Golf Course and Sharon Town Beach just to name a few. Whether it's a short drive to the charming town of Millerton, known for its quaint shops and local charm, or a venture to nearby state lines, the property offers a perfect balance between rural serenity and accessibility to amenities.

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Ledgewood Kennels
Property Type	Retail
Property Subtype	Free Standing Building
Building Size	5,000 SF
Lot Size	-
Building Class	B
Year Built	2002
Number of Floors	2

Prime pet care property for lease! This standalone building features a first-floor Dog Groomer with a revenue share arrangement, the primary Kennel, and a second-floor Doggie Daycare with additional profit share. The lease includes a spacious 3,000 sq. ft. kennel with capacity for 40 pets. Generating \$3175 monthly on average between the Groomer and Daycare alone, this opportunity allows room for growth. Contact us for further details and viewing.



- Kennel Facility has radiant floor heat and central air, on demand backup propane and electric generator as-well as a outside wood boiler for secondary heat source
- Existing businesses consists of Boarding, Grooming, Training and Daycare
- Kennel can be expanded to include a veterinary office and more Kennels if desired
- In business for over 30 years with a 2000 person cliental base
- Groomers and Kennel manager have worked here for over 10 years
- Commercial Special Use Permit

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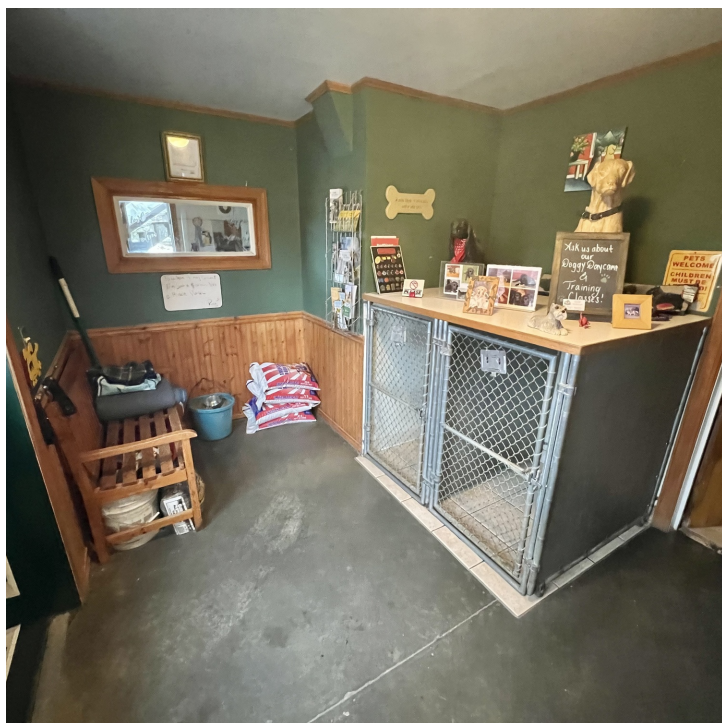
ADDITIONAL PHOTOS



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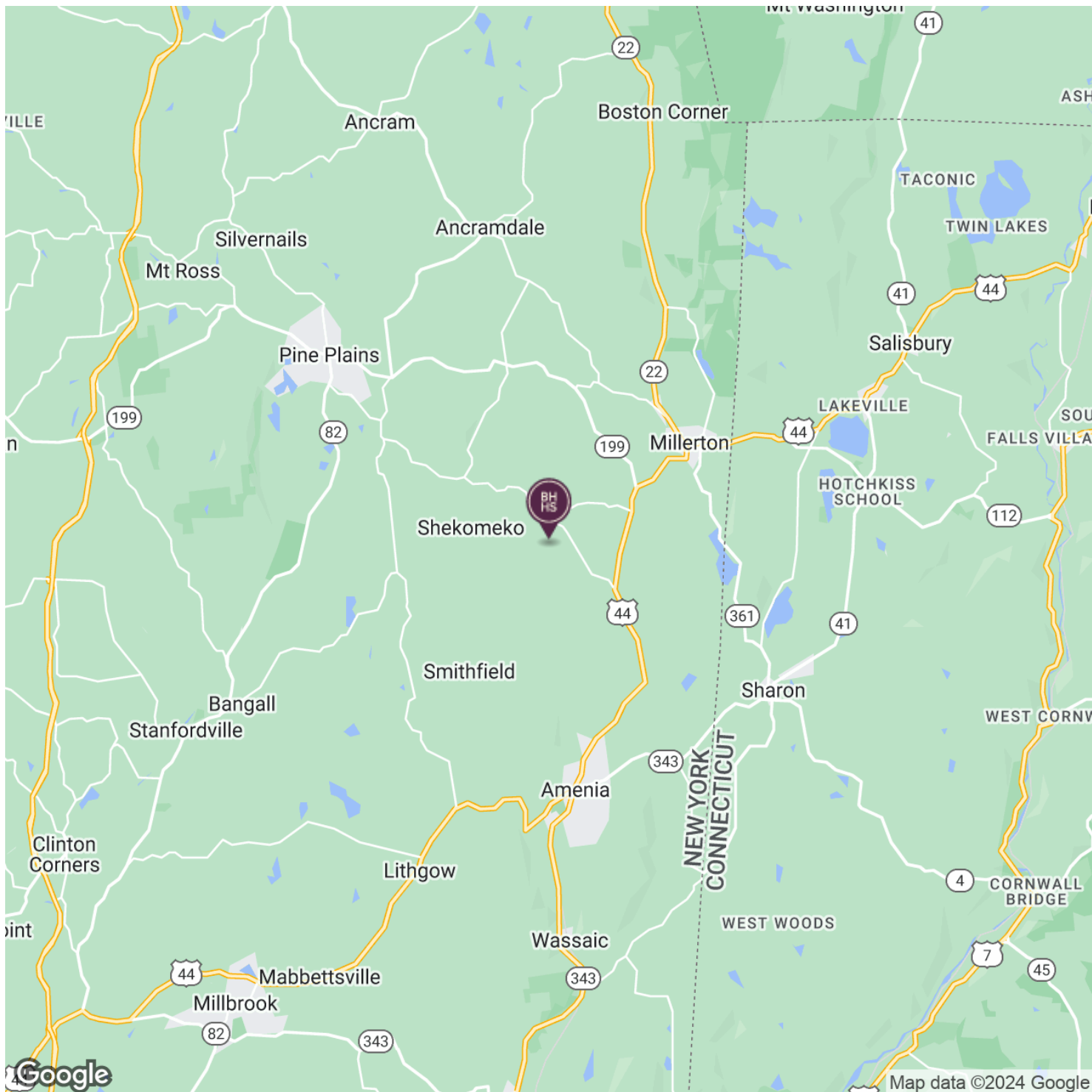
ADDITIONAL PHOTOS



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LOCATION MAP



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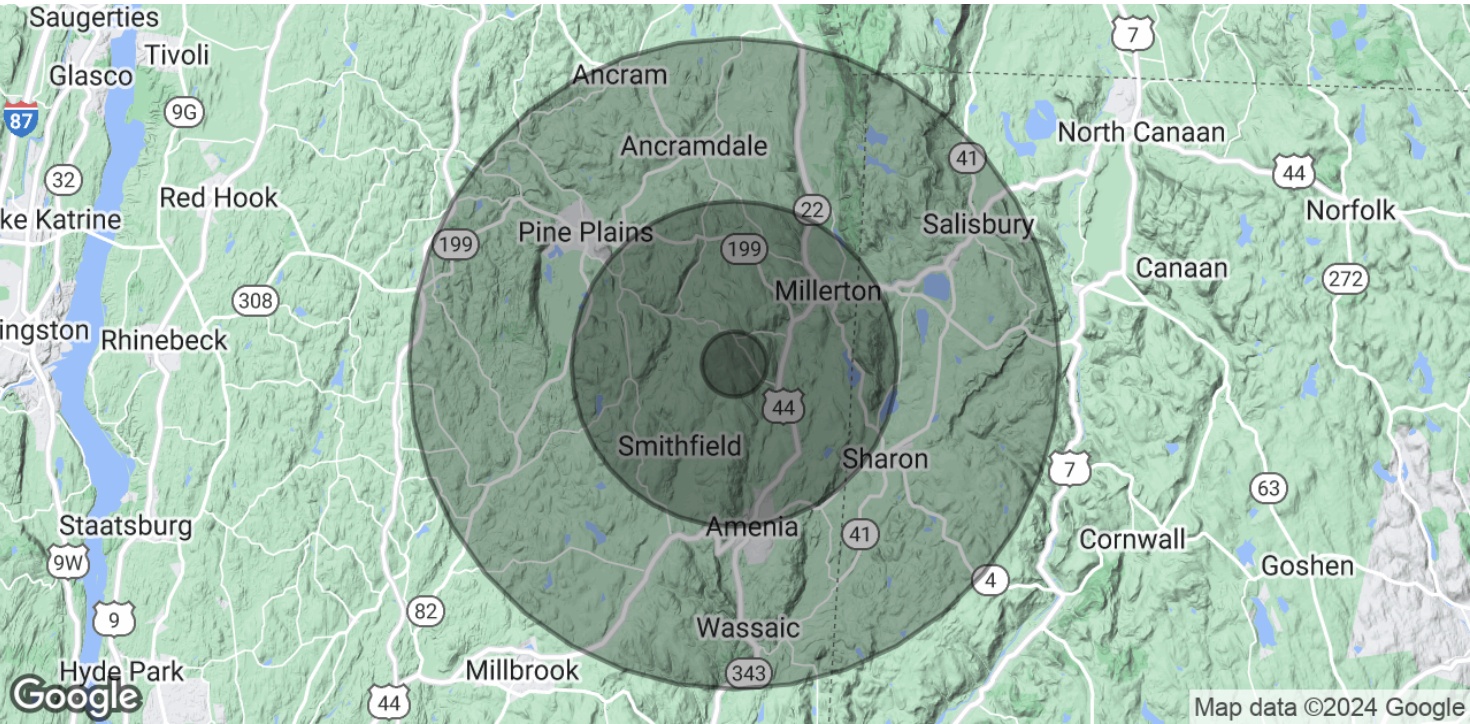
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	122	5,354	19,126
Average Age	60.5	47.4	48.5
Average Age (Male)	59.5	47.0	48.5
Average Age (Female)	62.1	47.4	48.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	83	2,998	11,049
# of Persons per HH	1.5	1.8	1.7
Average HH Income	\$92,757	\$77,046	\$84,891
Average House Value	\$462,142	\$318,249	\$368,541

* Demographic data derived from 2020 ACS - US Census