



2027 Township Road 554 Rural Lac Ste. Anne County AB

\$588,000

The Perfect Property for Your New Business! 69.68 Acres Bordering Paved Highway 777, With a 6000 Sq. Ft. (40X 150) Engineered Steel Building With a Concrete Foundation & In floor Heat, Previously Set up as a Dog Kennel Business with All Separate Kennels, Attached to Individual Fenced Outdoor Spaces, Separate Fenced Play Areas & An Outdoor Learning/Obstacle Play Area. Relocatable Bunk Trailers Converted into Separate Private Rooms for Individual Dogs, Each with a Fenced Outdoor Area. Previously Set up for 70 Dogs, as well as a Room for Cats. Large Classy Front Entrance with Service Counter, 3pc Bathroom W/Washer & Dryer, Wash Bay, Currently 3 Separate Bedrooms. All Permits & Inspections were Completed 2016. There is Plenty of Land Left for Other Business Ventures W/County Approval, like a Riding Arena, Hog/Horse Barn, Petting Farm/Zoo, U-Pick, Greenhouse, Cannabis Growing Facility or Animal Sanctuary/Rescue. Building Could Easily be Modified to Your Needs, the Possibilities are endless!

Listing Presented By:



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