



Rural Parkland County Alberta

\$1,550,000

Welcome to the Dog Ranch! This 1,800 sqft, profitable, year-round, Turn-Key Kennel Business is located just off HWY 16 & is just 55 minutes from Edmonton. Each of the 25 individual kennel rooms offers a Generous Warm Interior and its own Secure, Escape-Proof Exterior Space. With 2 sizes of kennel rooms, both large and small breeds are welcome. The building includes a Food Prep Kitchen area, Staff Bathroom/Storage space, & a front Office/Reception area. Dogs are walked twice daily & treated like one big happy family. It's the perfect opportunity to own and run a family business, while enjoying country living in Style while you relax in the Beautifully Designed, Chalet-Style, Custom-Built Home with 3,000 Sqft of living space, 3 bedrooms, 2.5 bathrooms, and a walkout basement, all on 24 acres of rolling land. Highway Frontage Land can add potential revenue for Advertising Signage & there is some space for exclusive RV Storage. Large Service Area for Vacationers & Weekend Skiers. Explore the possibilities! (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<https://michellezenon.remaxrealtateedmonton.com/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca