



## Rural Leduc County Alberta

\$1,203,235

Discover the perfect opportunity to own a thriving pet kennel business combined with residential comfort! Situated on a 22.07-acre lot, this turnkey operation offers a seamless blend of business and living. The main residence is a charming 3-bedroom, 1.5-bathroom home, featuring a large kitchen, and spacious living areas. Enjoy tranquil evenings in the hot tub, perfect for unwinding after a day of caring for pets. The kennel facility is designed with the highest standards for safety and comfort. It includes 90 indoor guestrooms, 34 outdoor covered runs, a pooch playpark and room to grow! With a loyal customer base and excellent reputation, this business promises immediate income. The property includes a mobile home, currently used for housing cats and office space; providing a separate and quiet area for feline guests and administrative work. This all-in-one package offers not only a profitable business but also a place to call home. Live your passion for pets while enjoying the country lifestyle. (id:6769)

Listing Presented By:



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