

**52510 Anderson Road  
Rural Yellowhead County, Alberta**

**MLS # A1174819**



**\$1,200,000**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** Other

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Anderson Dog Kennels & Grooming LTD.

**Size:** 4,020 sq.ft.

**Zoning:** RD

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Aluminum Siding

**Parking:** -

**Water:** -

**Lot Size:** 8.48 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** all stock

An opportunity to own an incredible well established business on 8.48 acres in the gorgeous foothills of Alberta. Andersons Dog Kennels & Grooming Ltd. is nestled between Hinton and Edson, allowing the business to capture clientele en-route from Edmonton to Jasper and locals from the Hinton, Edson and Jasper area. The dog kennel facilities can comfortably accommodate more than 120 dogs at one time when fully staffed. It offers space for large dogs, small dogs, puppy land, overflow /special needs, as well as a kitty land. There is also a licenced crematorium on site . Andersons Dog Kennels & Grooming Ltd. has established a great reputation and is known to provide exceptional care for animals, the vibe and energy of the space leaves animal families feeling confident their furry friends are in great hands. The property also has a 3 bedroom, 2 bathroom dwelling (built in 1991) allowing staff to reside onsite and is currently collecting a solid revenue. The main building 4020sqft ( built in 2005) is home to puppy land, kitty land, overflow (or special needs space), a grooming facility, laundry, retail, office space and an abundance of storage. The dog kennel building ( built in 2007) is 2132 sqft and offers both indoor and outdoor space. The crematorium is the newest facility on site (12 years old) and is a sacred space tucked near the gazebo. There is a small unserviced cabin " The Bunkie" on the property that is a great place to enjoy a coffee before the days work begins. This may be a thriving business but it has been grown from a passion and the books are a reflection of that! It is an opportunity not to be missed! Seller will consider financing the property.