

\$1,200,000 - 52510 Anderson Road, Rural Yellowhead County

MLS® #A1174819

\$1,200,000

0 Bedroom, 0.00 Bathroom,
Commercial on 8.48 Acres

NONE, Rural Yellowhead County, Alberta

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.

Built in 2007

Essential Information

MLS® #	A1174819
Price	\$1,200,000
Bathrooms	0.00
Acres	8.48
Year Built	2007
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	52510 Anderson Road
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1T9

Exterior

Construction	Aluminum Siding
--------------	-----------------

Additional Information

Date Listed	January 27th, 2022
Days on Market	1164
Zoning	RD

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.