



**55009 Twp Road 712
Grande Prairie, Alberta**

MLS # A2129478



\$1,275,000

Division:	NONE
Type:	Business
Bus. Type:	Other
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Kompanion Kennels
Size:	3,075 sq.ft.
Zoning:	ACLDR and ACNRS As per ta

Heating:	Overhead Heater(s), Hot Water, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle, Metal	Utilities:	Electricity Connected, Natural Gas Connected, Sewer, W
Exterior:	Concrete, Vinyl Siding, Wood Frame	Parking:	-
Water:	Well	Lot Size:	4.99 Acres
Sewer:	Septic Field	Lot Feat:	-

Inclusions: House: Fridge, stove, microwave, dishwasher, washer, dryer, 80" TV in Living Room, extra deep freeze, all window coverings, water filter system, wardrobes in master bedroom, two sheds, firepit and firewood. Kennel: Goods included on the kennel side is snowblower, John Deer Zero Turn Mower, all kennel maintenance power tools including 2 turf power rakers, leaf blower, mulch sucker, whipper snipper, all kennels for both dogs and cats, 2 computers, 1 printer, 2 desks and 4 racks. Shelving in sheds (5), all small tools to run kennel including rakes, shovels, etc., all kennel usable supplies including shampoo, disinfectant, soaps, etc. Grooming table/tub/towels/blankets in grooming room, fridge, washer, and dryer.

OPPORTUNITY AWAITS! BUSINESS AND HOME TOGETHER. Beautiful 3075 sq ft renovated home and also a 4074 sqft Kennel complete with full business and equipment located on 4.99 partially treed acres of land right in the city of Grande Prairie. Home features 5 bedrooms, 3 1/2 bathrooms, open main floor plan, large main floor family room area, large rooms throughout and large gorgeous rear south facing deck. Upgrades to the home include new kitchen cabinets and granite counter tops, new kitchen appliances, most of the flooring throughout with porcelain tile and carpet, completely renovated ensuite bathroom that's breath taking, and also main floor bathroom reno, hot water on demand and newer blinds in some rooms . The business is Kompanion Kennels and has been a very stable business, and has a waiting list. Included is all the equipment, name and contact information to go with the business so that it is turnkey for the new owners. It's known as the premier kennel service provider in the area and the only one in the city. Kennel/daycare operates near capacity each day and premises have had many renovations and are very clean and well kept and up to date. Renovations to the kennel include restructure of play yards with turf, gravel and fencing, new metal roof, additional kennels, inside small dog play park, upgrades to the kitchen and grooming room, newer office equipment, new facade on building, and new heaters. Very well run with experienced staff that may consider staying on. You can live in the home and enjoy a country lifestyle in the city, and enjoy the benefits of a successful business.