



MLS 6009815 Commercial

\$389,000

1109 Western
Park Rapids MN 56470

(Active)

Description:

Business opportunity! Active and successful pet grooming and boarding business in Park Rapids. Located on the edge of town with 9.5 beautiful acres which sets the stage for the dog park and gives the business lots of options for expansion. Building features include no maintenance exterior, in-floor heat with multiple zones, 42 indoor/outdoor 100% climate controlled runs which there are 17 medium sized, 24 large and 1 super sized run. All runs are separated by concrete block. Additional features include cat boarding area, 7 play yards, 18 overhead doors, 2 bathing tubs, grooming and drying areas, complete reverse osmosis for the whole building, washer and dryer, central air, air exchangers, drilled well and updated septic. As you can see there has been a lot of thought to detail and planning to make this business as successful as it is today!
Call for additional information.

Additional Details:

Yearbuilt	2005
Lot Acres	9.570
Lot Dimensions	407x876x500x1174
School District	309
Taxes	\$8,757
Taxes with Assessments	\$9,146
Tax Year	2021

Additional Features:

Exterior: Metal Siding **Fuel:** Natural Gas, Electric **Heat:** Forced Air, Hot Water, Radiant Floor **Cooling:** Central Air **Water:** Drilled **Roof:** Pitched, Age Over 8 Years, Metal **Lot Description:** Tree Coverage - Light, Tree Coverage - Medium

Driving Directions:

From 34/71 go west on 34 to Western Ave, turn left to the end of the road. Property will be on your right.



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218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470