

759 Route 9W

Glenmont, New York 12077

- 7452 SF of kennel & office space with 46 runs on 6.72 acres
- Centrally located on busy Rt 9W in the town of Bethlehem
- Sale includes all real estate, business, furniture and fixtures to continue this long running kennel operation
- Income from three levels of boarding from basic to luxury rooms w/ private fenced patios
- Pet Training, grooming
- Offices can be converted back to residential for a live/work environment
- Includes 3000 SF addition used as training facility with additional income opportunities available
- Taxes: \$9,000 +/-
- Tax ID: #109-1-03

MITCHELL N GROSSMAN
Associate Broker

518-426-5211 x 106
mitch@tlmetzger.com
www.tlmetzger.com



"Reigning Cats and Dogs Kennel"
\$799,500



Reception Area



Training Facility



Dog exercise yard



view