



COMMERCIAL REALTY SOLUTIONS

For Sale
Dog Daycare &
Boarding Facility



Dog Daycare & Boarding Facility (Business & Real Estate For Sale - \$1,399,000.00)

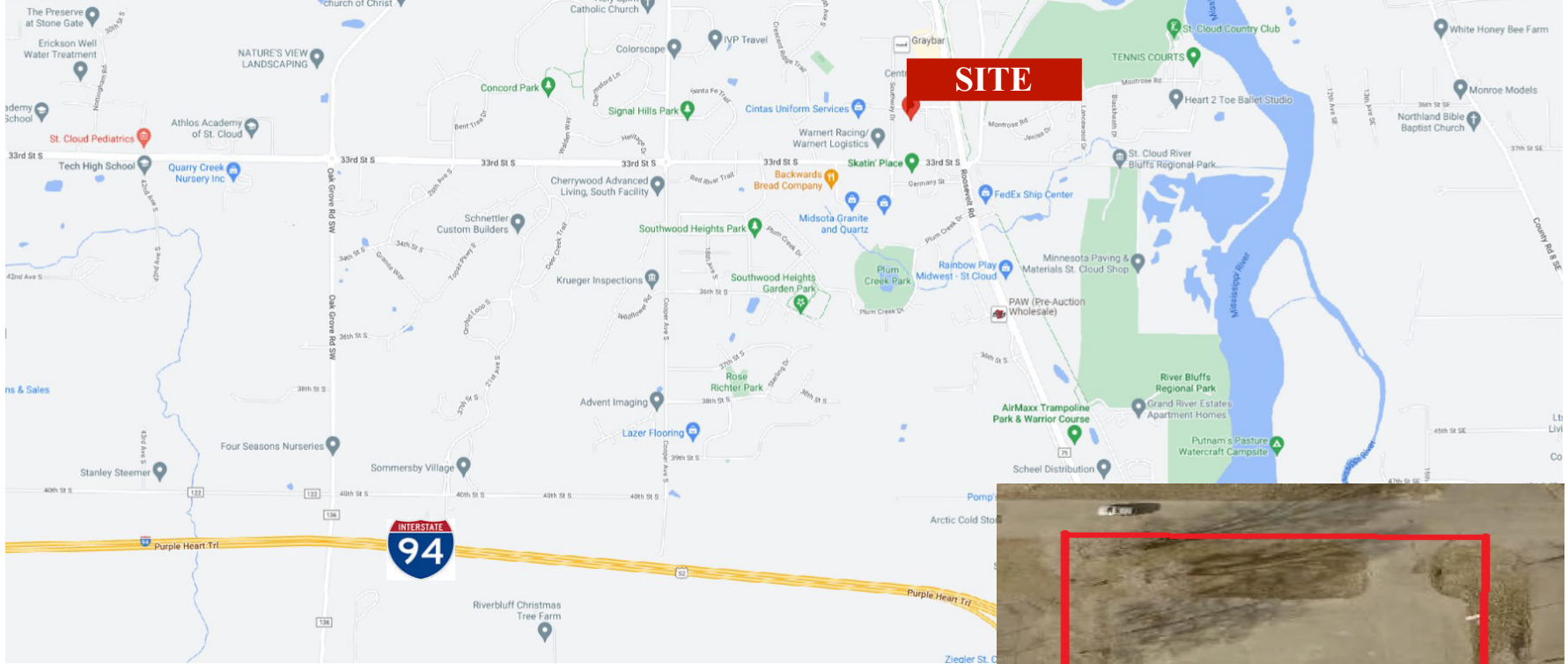
Established: 2006

1124 Kuhn Drive, St. Cloud, MN 56301

Eric O'Brien, Broker
612.281.4163

EObrien@Crs-Mn.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).



PROPERTY LOCATION

- * Located on the South Side of St. Cloud
- * Near Intersection of 33rd Street S & Roosevelt Rd/75
- * Close Proximity to Saint Cloud State University
- * Businesses in the Area:
 Skating Place, Fleet Pride, Children's Day Montessori,
 Iris Vision Care, Crest View Village Apartments,
 CentraCare SouthPoint and more...

TRAFFIC COUNTS - 2023

- * Roosevelt Road - 14,628 VPD
- * Kuhn Drive - 450 VPD



BUSINESS OVERVIEW

Sale Price
~~\$349,900.00~~
Reduced to \$299,000.00

Gross Revenue	\$558,627.00 - 3 Yr Avg
EBITDA	\$74,037.00 - 3 Yr Avg
SDE	\$116,539.00 - 3 Yr Avg
Employees	3 Total (1 Full-Time/2 Part-Time)
New Owner Training	Yes - Negotiable
Year Established	2006
Reason for Sale	Other Pursuits



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PROPERTY OVERVIEW

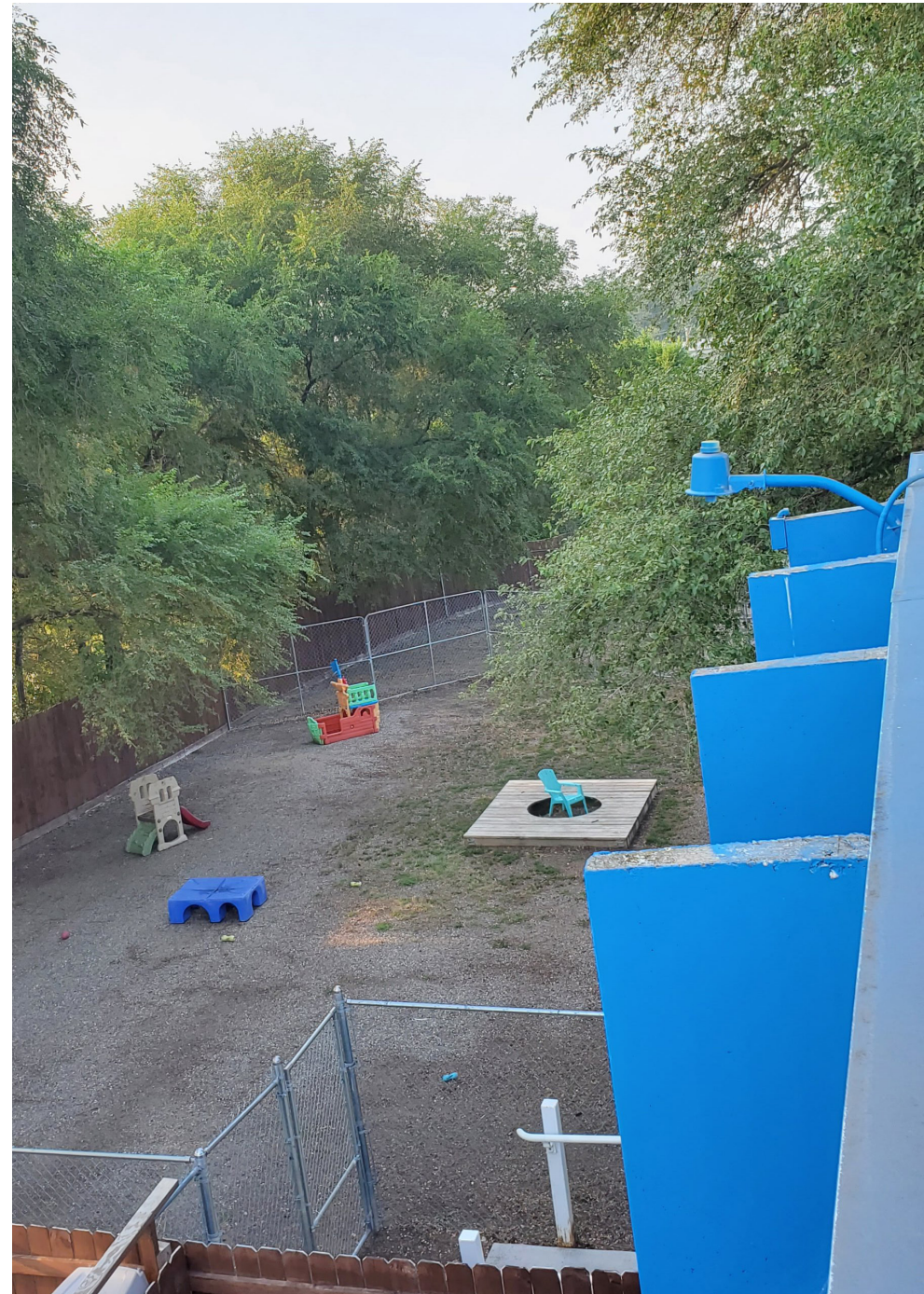
Real Estate

Sale Price

\$1,100,000.00

Building Size	19,880/SF
Lot Size	1.53 Acres
County	Stearns
2024 Taxes	\$12,652.00
Zoned	C-5 Highway Commercial District
Other	Owner purchased the facility in 2018 and made major renovations to the property to provide high quality dog boarding and daycare facility for the south side of St. Cloud MN.

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INTERIOR



INTERIOR



EXTERIOR

