

For Multi-Picture Tour Go To:
www.mitten-realty-services.com



26306 56 Avenue, Langley

\$2,998,800.00

Top Of The Line Dog Kennel On 6.83 Acres In Prime Location License For Commercial Dog Kennel & Retail/Wholesale Pet Food & Supplies

Located on picturesque 6.83 acres in a high visibility location with excellent freeway access this property has had a 50 year history of successful operation as a Commercial Dog Kennel with a legal nonconforming status and is licensed for a Commercial Kennel & for Retail/Wholesale Pet Food & Supplies. With top of the line facilities (many of them of concrete block construction) including a retail and office area, separate cattery, grooming room, large training room, kitchen & main kennel with 22 kennels with access to covered exterior runs off of each kennel & puppy/overflow kennel with 24 kennels with access to covered exterior runs off of each kennel. Heated facilities & top of the line HVAC system to help to eliminate dust. Built in emergency generator system. Upstairs provides a 1437 sf, 3 bdrm suite with requires work. Most of the facilities have recently updated windows and roofs and significant recent plumbing upgrades. RU3 Zoning allows for 2 homes, legal suite & mobile home for immediate family. A top of the line, ready to go kennel facility (not the business) & build the home of your dreams if you want or super investment opportunity with prospects for significant revenue stream.

For further information contact



(604)290-5480

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Main Kennel Building

Lower Floor Area: 2,452 Square Feet



Main Dog Kennel Facility:

With primarily concrete block construction this facility is a top of the line facility with 200 Amp power, 48 KW emergency generator with automatic transfer switch, hot water heat in floors throughout the main level air filtration system with activated carbon filter, and easy to maintain finishes with tile floors and most walls with the bottom half are tiled.

Office/Reception Area



Entry Vestibule: 8' x 7'2 – With tile floors & partially tiled walls the entry provides a secure access to the main dog kennel facility.

Reception Area: 10'9 x 4'1 – With tile floors and partially tiled walls.

Office: 11'3 x 10'6- With tile floors & partially tiled walls

Grooming Facility: 12'8 x 10'6

With sink and additional air filtration this room has a window looking out to the office area.



Cattery: 16'1 x 10'6

With sink the cattery provides separate facilities for boarding of cats.



Air Filtration Room: 10'11 x 7

The air exchange unit is located in this room with high capacity activated carbon filter. There is also a 220 power outlet in this room to provide a place to plug in emergency heaters as a redundancy should the main heating system fail for any reason.



Indoor Training Area: 29' x 22'1

This concrete block room provides an area for distraction free training center and lessons and has doubled as a place for overflow kennels during busy holiday seasons.



Kitchen: 17'3 x 12'4

With sink, fridge, microwave and storage for dog food this room provides a space for feed preparation and can double as a lunch room area.



Laundry Room: 12'4 x 9'

With washer and dryer, storage racks for towels and raised tub for washing dogs this room also provides a window to be able to keep an eye on the reception area.



Storage/Broom Closet 5'6 x 4'10

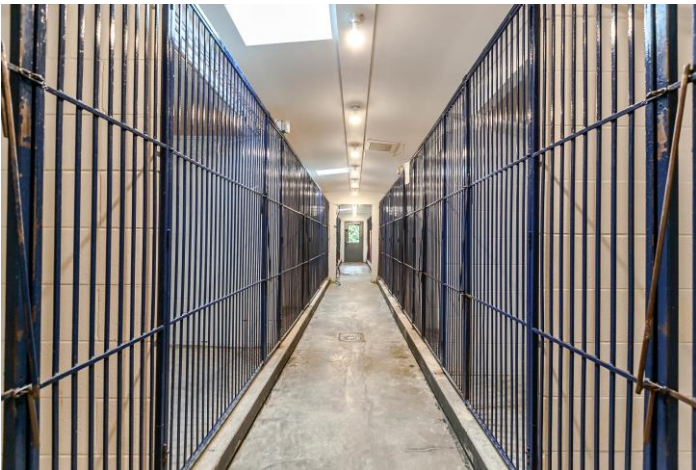
Bathroom: 2 piece bathroom



Mechanical Room

Kennel Area: 2678 Square Feet (Including Indoor and Outdoor Areas)

With 22 heated kennels (14 single and 8 double) each with interior kennel area with access to private covered outdoor kennels. The outdoor kennels have an in ceiling sprinkler system to make cleaning easy. The main kennel area has a 220 Volt plug to provide for plug in to be able to plug electric heater in case of failure of the hot water system.



Upper Floor Area: 1,437 Square Feet

Three Bedroom Suite:

Living Room/Dining Room: 22'8 x 19'2 – Entertainment sized living room and dining room with door to roof top deck.



Kitchen: 13'4 x 12' – Updated kitchen with white cabinets and updated appliances



Pantry: 6'8 x 6'4

Master Bedroom: 13'4 x 13'2

Master Bedroom: 13'4 x 10'10

Master Bedroom: 11'3 x 10'3

Office: 8' x 7'2

Secondary Kennel Building:

Kennels: 1666 Square Feet (Including Indoor & Outdoor Areas)

This kennel can be used as a puppy kennel and for additional kennel space if desired.



Features Of This Property:

Located On Picturesque 6.83 Acres In A High Visibility Location With Excellent Freeway Access This Property Has Had A 50 Year History Of Successful Operation As A Commercial Dog Kennel With A Legal Nonconforming Status And Is Licensed For A Commercial Kennel & For Retail/Wholesale Pet Food & Supplies. This Is A Sale Of The Facilities Only Not The Business.

With Top Of The Line Facilities (Many Of Them Of Concrete Block Construction) Including A Retail And Office Area, Separate Cattery, Grooming Room, Large Training Room, Kitchen & Main Kennel With 22 Kennels With Access To Covered Exterior Runs Off Of Each Kennel & Puppy/Overflow Kennel With 24 Kennels With Access To Covered Exterior Runs Off Of Each Kennel.

Heated Facilities With Radiant Hot Water In Floor Heat In The Main Level & Top Of The Line HVAC System With Activated Carbon Air Filtration To Help To Eliminate Dust And The Suite Is Air Conditioned.

Built In Generex Emergency Generator System With 48 KW Generator And Automatic Transfer Switch



Upstairs Provides A 1437 Sf, 3 Bdrm Suite With Updated Kitchen, & Updated Windows.

Most Of The Facilities Have Recently Updated Roofs & Windows & Significant Plumbing Updates.

RU3 Zoning Allows For 2 Homes, Legal Suite & Mobile Home For Immediate Family.

A Great Opportunity To Step Into A Top Of The Line, Ready To Go Kennel Facility With Prospects To Generate Terrific Income & Build The Home Of Your Dreams If You Want Or Super Investment Opportunity With Prospects For Significant Revenue Stream. This Is The Sale Of The Facilities Only Not The Business.

Seller Indicates That The Deck At The Rear Has Been Engineered For Second Storey.

Low E Windows

Data Lines and Telus Cable

Shaw Internet/Cable TV/Phone

4 Frost Free Hydrants.

2 Wells And 2 Pumps.



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

(604)290-5480

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.



The Mitten
REAL ESTATE TEAM
Doug, Bonnie & David Mitten

26306 56 Avenue,
Langley, B.C.

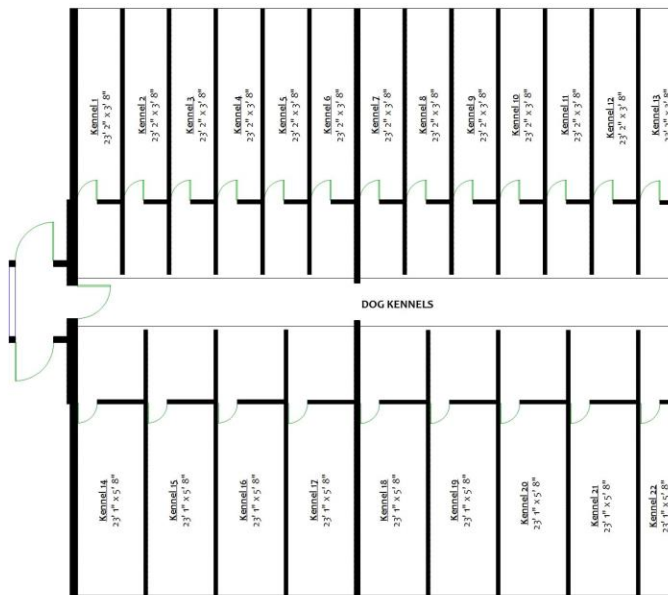
Totals**

Main Level: 2,452 sq. ft.
Upper Level: 1,437 sq. ft.
Total: 3,889 sq. ft.

Deck: 301 sq. ft.
Main Kennels: 2,678 sq. ft.
Detached Kennels: 1,666 sq. ft.
Total: 4,654 sq. ft.

Kennel 11 11' 1" x 3' 9"	Kennel 13 17' 6" x 4' 2"
Kennel 11 11' 1" x 4' 4"	Kennel 14 17' 6" x 4' 4"
Kennel 10 11' 1" x 3' 9"	Kennel 15 17' 6" x 4' 4"
Kennel 9 11' 1" x 4' 11"	Kennel 16 17' 6" x 4' 4"
Kennel 8 11' 1" x 3' 3"	Kennel 17 17' 6" x 4' 4"
Kennel 7 11' 1" x 2' 11"	Kennel 18 17' 6" x 4' 4"
Kennel 6 11' 1" x 5' 11"	Kennel 19 17' 6" x 4' 4"
Kennel 5 11' 1" x 6'	Kennel 20 17' 6" x 4' 4"
Kennel 4 11' 1" x 4' 9"	Kennel 21 17' 6" x 4' 4"
Kennel 3 11' 1" x 4' 1"	Kennel 22 17' 6" x 4' 4"
Kennel 2 11' 1" x 4' 9"	Kennel 23 17' 6" x 4' 4"
Kennel 1 11' 1" x 3' 2"	Kennel 24 17' 6" x 4' 0"

DETACHED KENNELS
Floor Area: 1,666 Sq. Ft.



MAIN KENNELS
Floor Area: 2,678 Sq. Ft.



UPPER LEVEL
Floor Area: 1,437 Sq. Ft.



MAIN LEVEL
Floor Area: 2,452 Sq. Ft.