

For SALE

+/- 5.71 acres

2131 Pleasant Valley Rd  
Newark, DE



**FAMILY OWNED-OPERATED KENNEL AND PET GROOMING BUSINESS  
OR DEVELOP 5.71 ACRES OF LAND!**

**Property Description**

- +/- 5.71 acres zoned NC 21. / Approximately 5 acres developable.
- Two tax parcels: # 1102000031 and # 1102000034.
- Property can be purchased as developable land, or can continue to be operated as a kennel business.
- Large parcel contiguous to Deerborne Woods subdivision and located in heart of nice residential area.
- Property includes 4 BR, 4 BA house, Includes in-law suite apt. with kitchen, three kennel buildings with 77 dog runs, and three buildings providing +/- 3,600 SF storage.
- Family owned-operated kennel and pet grooming business on site, existing owners since 1984. Repeat customer base. Owner contemplating retirement.
- On-site manager willing to remain with new operator.
- Public Water. Septic system. Public Sewer is available.
- Property sold "as-is".

Priced at \$785,000

**Jon Hickey**

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10 Corporate Circle | Suite 100 | New Castle, DE 19720 +1 302 322 9500 [www.emoryhill.com](http://www.emoryhill.com)

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## LAND

- +/- 5.71 acres zoned NC 21. Approximately 5 acres developable.
- Large parcel contiguous to Deerborne Woods subdivision and located in heart of nice residential area.
- Public Water. Septic system. Public sewer is available.
- Land could be developed in NC 21 zoning with minimum 21,000 SF lots.
- Minutes from Interstate 95 and DE Route 40.
- Proximity to University of Delaware and all Newark area major employers.
- Christina School District.

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Additional Kennels



Residence and In-law apt.



Main Kennel

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## KENNELS

- Three kennel buildings with 77 dog runs.
- Feline boarding room can accommodate 12 cats and more.
- Pet grooming services.
- Climate controlled.
- 24 hour on-site management.



### MAIN KENNEL

- +/- 2,850 SF.
- 43 dog runs includes 20 indoor/outdoor runs.
- Stainless steel cages.
- Pet grooming room.
- Laundry room.
- Kitchen with refrigeration.
- Electric heat & A/C.



### KENNEL #2

- +/- 2,726 SF.
- 23 indoor/outdoor dog runs.
- Deep sink.
- Electric heat & A/C.

### KENNEL #3

- +/- 1,200 SF.
- 10 indoor/outdoor dog runs.
- Deep sink.
- Electric heat & A/C.



### STORAGE

- +/- 3,600 SF storage in three facilities
- Pole Building +/- 1,500 SF
- Pole Barn +/- 1,920 SF
- Building with electric heat & A/C +/- 195 SF

**Jon Hickey**

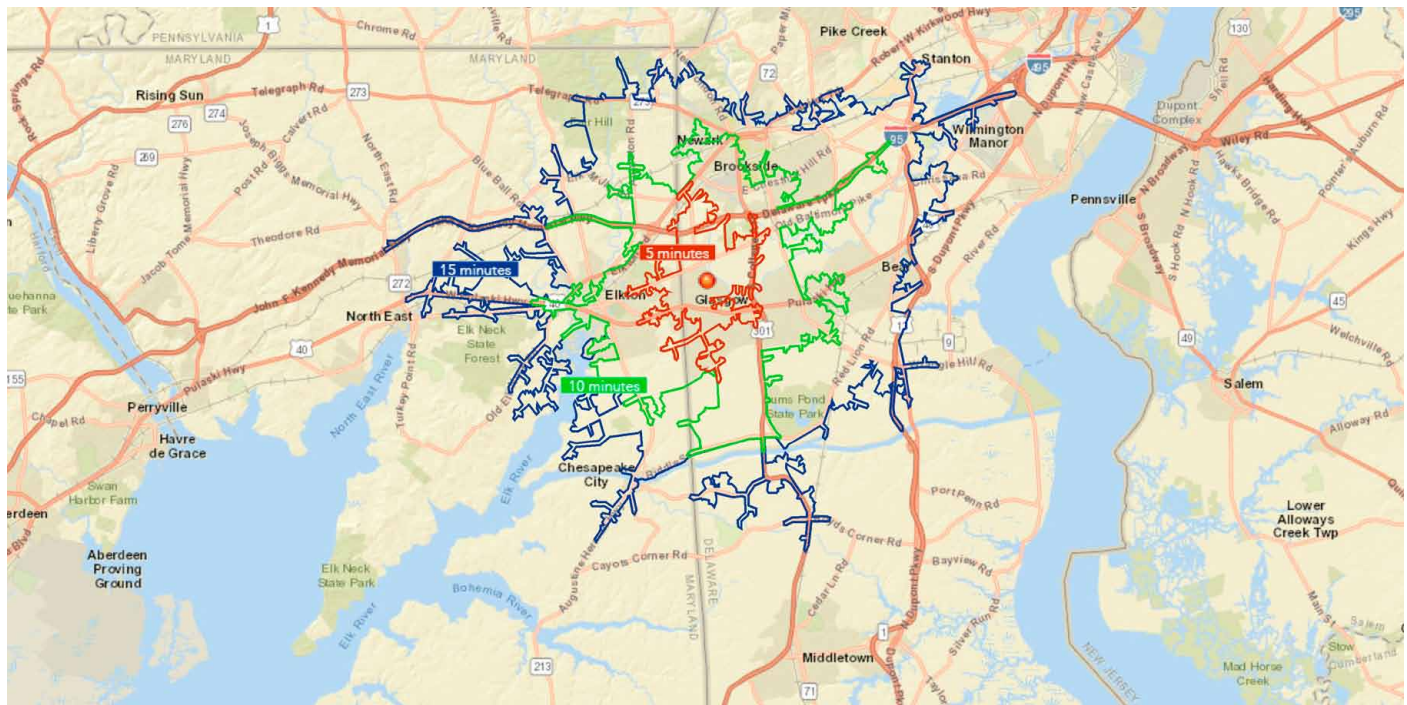
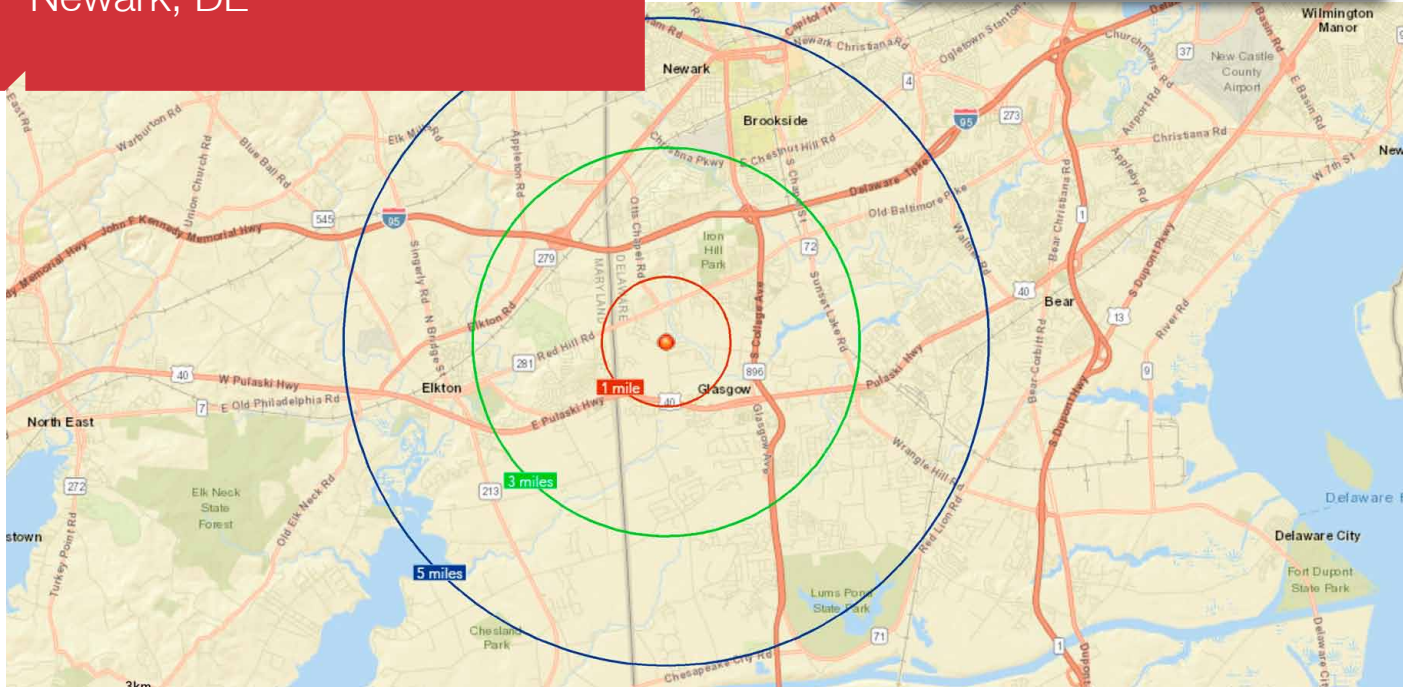
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