

# FOR SALE

\$3.295.000.00

## Lochinvar Pet Motel

Lochinvar Pet Motel has been purpose built and is situated on 12.75 hectares or 28 acres just 8 km from Maitland in the Lower Hunter Valley of NSW.



1. Residence
  2. Cattery - 29 Suites
  3. **Small dog kennels with heated flooring in 20 kennels, split air conditioners in each section. Section 1 with 14 kennels, section 2 with 16 kennels, section 3 with 11 kennels (41 kennels)**
  4. Large dog yards with individual exercise yard leading off a verandah and kennel (14 kennels)
  5. **Medium dog kennels with heated flooring, individual exercise yard leading off verandah and kennel (16 kennels)**
  6. Reception, staff room, delux kennels for small dogs (10) and grooming room
  7. Staff carpark and storage area
  8. 5 bay car/farm/machinery shed
  - 9A. 'Emergency kennels'
  - 9B. Security kennels x 4
- GY= Grass yards (from left to right)

When I commenced this business venture in 2006 'retirement' was just a word but now it's time to make retirement a lifestyle and hence the sale of Lochinvar Pet Motel.

We (that's me and my wonderful staff) provide accommodation for both cats and dogs of all sizes and breeds. The Kennels are licensed to house 99 dogs and the Cattery is approved to board 40 cats at any given time. I am in the process of obtaining a CC for an additional 7 x Suite Cattery. The purchase price includes a well presented and spacious 4 bedroom residence, rural farm shed, staff car port, administration and office facility.

As at this point in time the Customer Data Base is 9196 and continues to grow daily. The Lochinvar Pet Motel is a freehold property and would ideally suit a family or two families as the residence has two separate living areas with two separate kitchens.

**Further information plus financial details would be provided upon inspection (by appointment) and after the necessary confidentiality requirements have been completed.**

Details are also available at [www.businessforsale.com.au/australia/46d2f2d1](http://www.businessforsale.com.au/australia/46d2f2d1)

Adam Moore can be contacted on  
M: 0429 077 080  
E: [adammoore41@yahoo.com.au](mailto:adammoore41@yahoo.com.au)  
W: [www.lochinvarpetmotel.com.au](http://www.lochinvarpetmotel.com.au)

