



FOR SALE

Animal Shelter, Kennel, Grooming & Boarding

5725 Normans Rd, Rougemont, NC 27572

eXp Commercial | 10130 Perimeter Parkway | Charlotte, NC 28216 |

Reyna Michelle

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FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	3,447 SF
Lot Size:	5.76 Acres
Price / SF:	\$224.83
Year Built:	2004
Zoning:	Agricultural Residential

PROPERTY OVERVIEW

Currently set up for dog kennel, boarding, grooming and related services. The building is well appointed on 5.76 acres. The front entrance features a welcoming reception area and 2 bathrooms. Followed by 7 other rooms plus a utility and storage room. Washer and dryer connection in the kitchen. Indoor stacked cages and dog grooming tub. The building also has 2 wings which are the indoor sections of the 36 dog kennels. Each of the 36 kennels has an indoor and outdoor section, with a doggie door in between. The roof extends over the outdoor kennels. And surrounded by a concrete fenced in patio. Additional fenced in areas and storage shed in the back yard. 15 parking spaces with room for more. Owner user or place a tenant for an income property.

LOCATION OVERVIEW

Conveniently located 10 mins from downtown Rougemont and only 25 mins north of Durham. Large 5.76 acre lot on the corner of NC-157 Guess Rd and Normans Rd. NC-157 is a direct route to Durham.

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FOR SALE | Additional Photos



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FOR SALE | Site Plans



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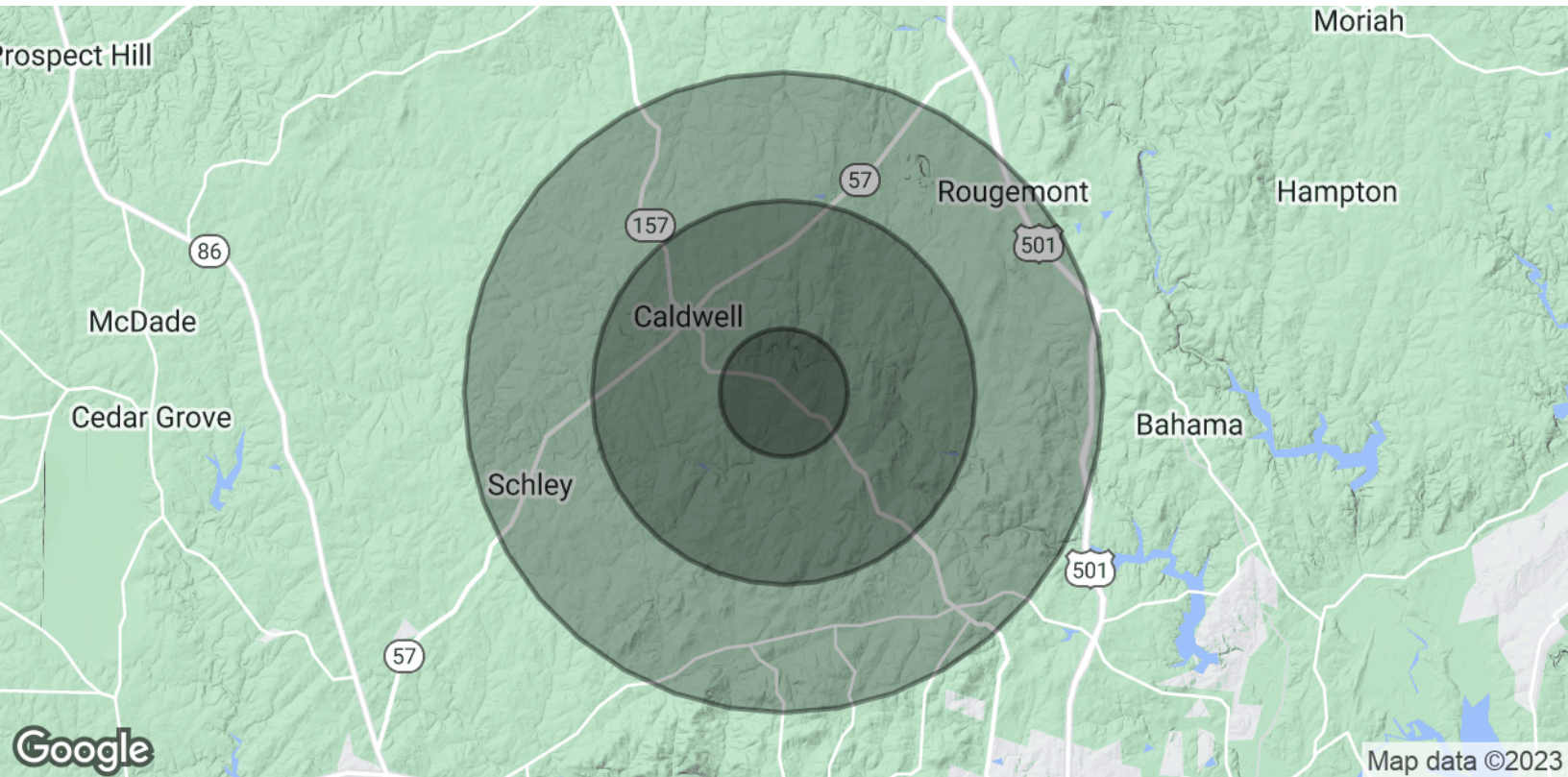
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FOR SALE | Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	284	2,712	8,455
Average Age	46.5	49.4	50.6
Average Age (Male)	43.2	47.9	49.3
Average Age (Female)	50.7	52.5	52.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	115	1,151	3,670
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$105,698	\$118,668	\$109,784
Average House Value	\$269,757	\$288,050	\$284,096

* Demographic data derived from 2020 ACS - US Census

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