HUGE INVESTMENT OPPORTUNITY IN THE METRO-EAST

Kennel Business For Sale

Sunrise Pet Boarding

4400 State Route 161 East
Belleville, IL 62221

Thriving Pet Boarding & Grooming Business

2 Climate Controlled Buildings

Full Service Turn-Key Kennel

New Amenities in 2021

Offered at $549,900

Call for complete offering package and financials

PRIME LOCATION

Sunrise Pet Boarding has been a trusted local business for over 5 years, has a loyal client base, and fantastic reviews.

RE/MAX SIGNATURE PROPERTIES
KAPPERT GROUP
KAPPERTGROUP.COM

Each office is independently owned & operated.

Steve Bennett
Managing Broker/Owner
618.604.4791
stevebennett@remax.net

Connie Kappert
Broker/Owner
618.567.5429
thekappertgroup@gmail.com
kappertgroup.com

Turn-Key Business

Everything You Need to Continue to Grow this Successful Business is Included in the Sale

Equipment	Quantity
Large Built-in Kennels	20
Portable Kennels	3
Built-in Holding Area	1
Stackable Kennel Unit for dogs/cats	3
Professional Grooming Table	1
Brush Dryer	1
Grooming Tub w/ Step Ladder	1
Litter Boxes	4
Bowls	Numerous
Slip Leashes	Numerous
Dog Beds	6
Cat Condos suitable for 2 cats	3
Cat Beds	3
Refrigerator	1
Economy Sized Washer & Dryer	1
Blankets	Numerous
Mounted TV	1
Camera Security System	3
Executive Chairs	2
Couch	1
Bank Lockbox with Drawers	1

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8 East Main Street | Mascoutah, IL 62258
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thekappertgroup@gmail.com
www.KappertGroup.com

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Imagine the Possibilities

METICULOUSLY MAINTAINED

2,088 Total Sq. Ft. Climate Controlled of Building Space
Office Space & Shed

PRIME LOCATION

Located Across the Road from Scott Air Force Base

VERSATILE SPACE

Just imagine a Cafe or Wine Bar with Outdoor Seating or Specialty Pet Shop!
Or Continue to Grow the Thriving Business in Place!

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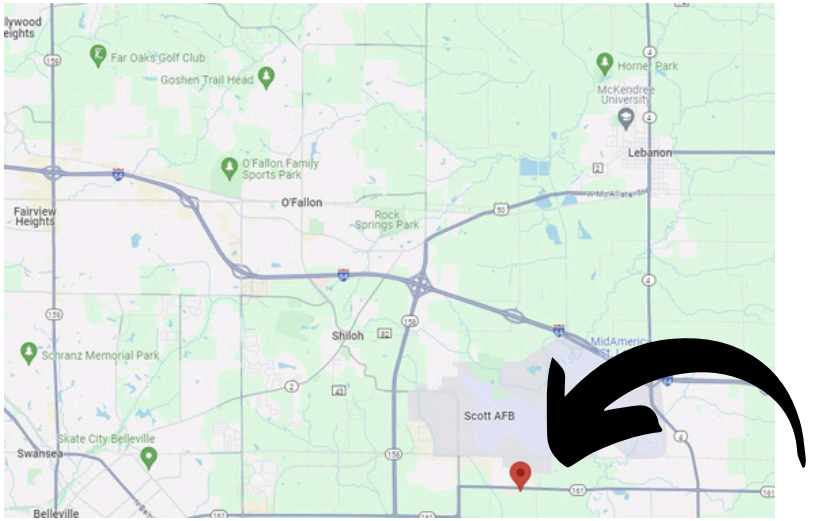
Commercial Sale

Kennel/Grooming Business

Or New Business Opportunity



Sale Information

Sale Price: $549,900

Square Footage Info

Main Office: 1248 sq ft
Kennel Building: 788 sq ft
Both buildings are climate controlled

Land Information

Acreage: .61 Acres

Property Information

Parcel #: 09-23.0-103-010
County: St. Clair County
Township: Shiloh Valley
Zoning: Commercial
Prior Use: Pet Kennel
Property Taxes (2023): $3486.76

Other Information

Gravel Parking Lot for about 20 Vehicles
Wheelchair Ramp & Front Patio
Pet Holding Area in Front Lobby
New Septic System & Plumbing - 2021
New Water System - 2021
New Aeration System - 2021
New Flooring - 2021
New Privacy Fencing - 2021
New HVAC - 2021
New Propane Tank - 2021