

RARE OPPORTUNITY TO ACQUIRE VALUE ADD REAL ESTATE & BUSINESS

\$819,000

203
Long Plain Rd
WHATLEY, MA 01373



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CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

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EXECUTIVE SUMMARY



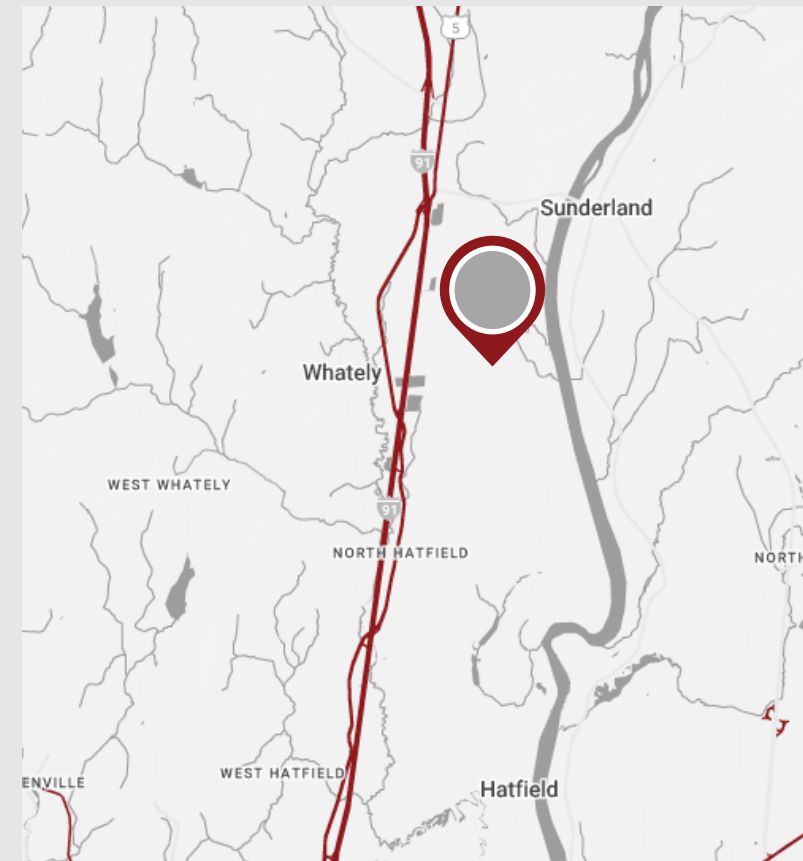
EXECUTIVE SUMMARY

AiCRE Partners is pleased to present the exclusive opportunity to acquire a dog boarding & training business and expansive facility. The business operates within an approximately 22,000 SF temperature-controlled warehouse on +/-2.65 acres in Whately, Massachusetts. The property includes indoor and outdoor activity areas, training and support rooms, secure kennel suites, and grooming infrastructure, all designed to support efficient daily operations. The offering provides notable value-add potential, with both the facility and business platform allowing for future growth or strategic repositioning based on operator preference. The large, climate-controlled, open-span warehouse is also well-suited for alternate uses such as greenhouse cultivation, mushroom or specialty crop production, or other controlled-environment applications. This asset additionally appeals to owner-users seeking to acquire the real estate for their own commercial or specialized operational needs. The flexible building layout and sizeable land area provide a strong foundation for a wide range of uses. The site offers excellent regional accessibility, located approximately 5 minutes from Interstate 91 and just 15 minutes from Amherst, Northampton, and Greenfield. Springfield can be reached in approximately 30 minutes, supporting a broad customer and workforce radius across Western Massachusetts. This is a rare opportunity to acquire a scalable facility with operational versatility and long-term



PROPERTY HIGHLIGHTS

- Commercial grade loading docks
- Climate controlled warehouse ideal for agricultural growth
- Close proximity to Springfield and other neighboring cities
- Zoned AR-1





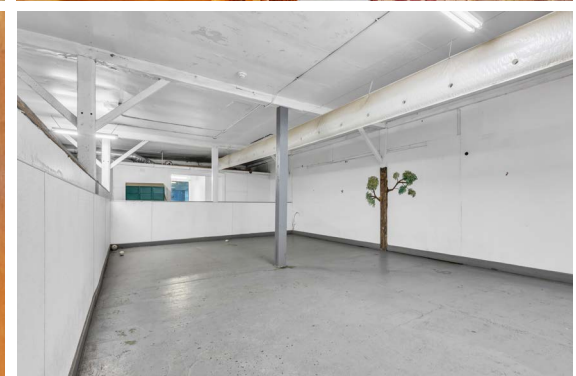
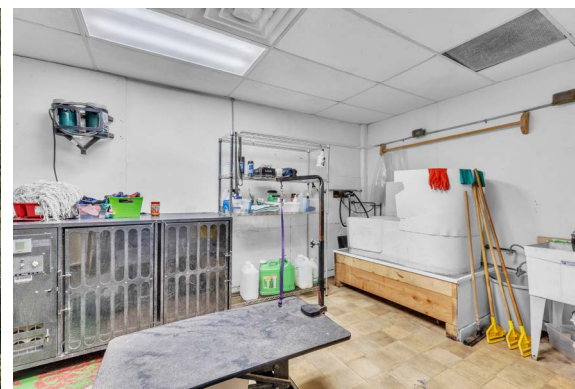
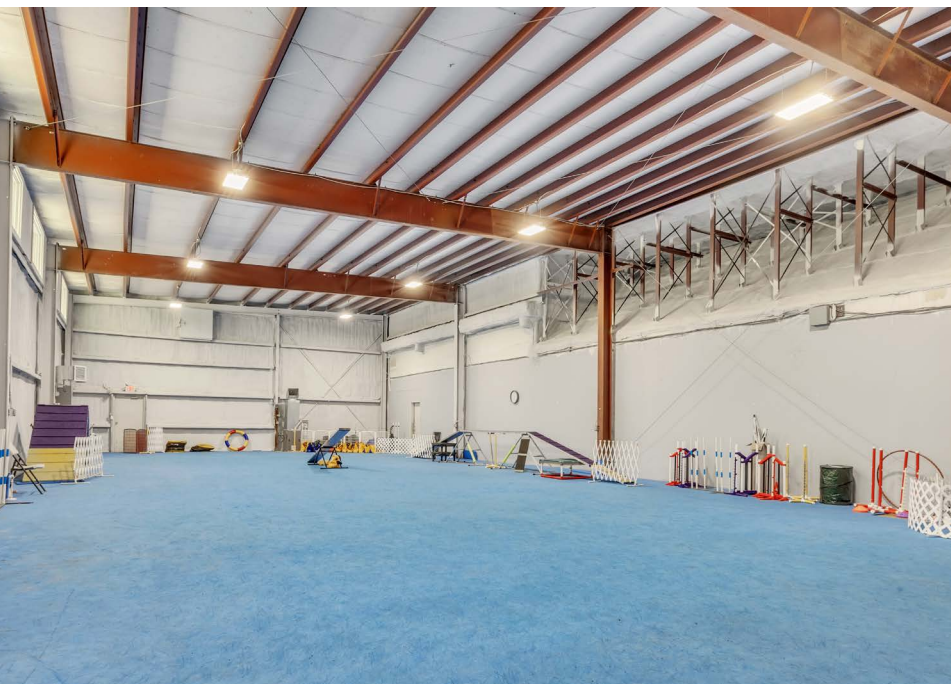


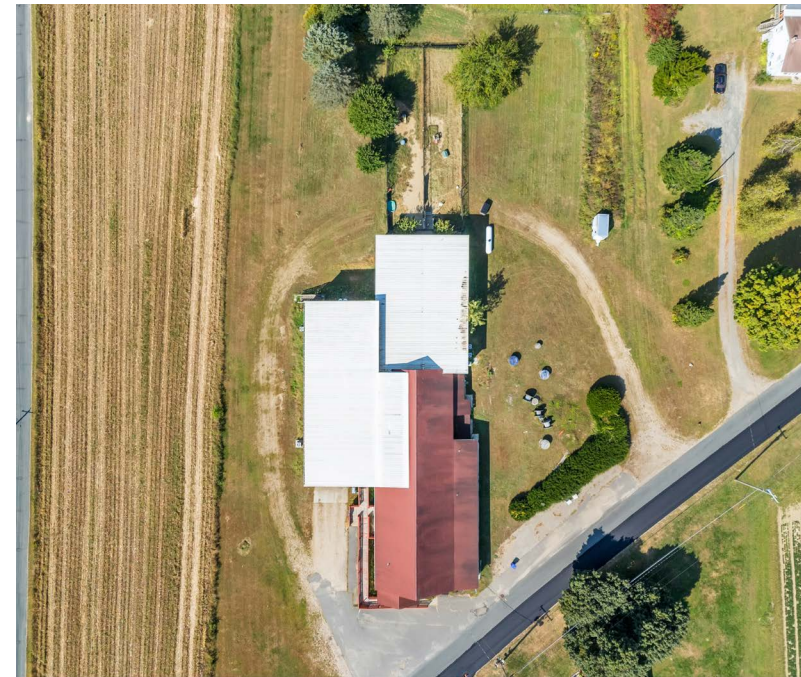
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PROPERTY PHOTOS







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LOCATION OVERVIEW



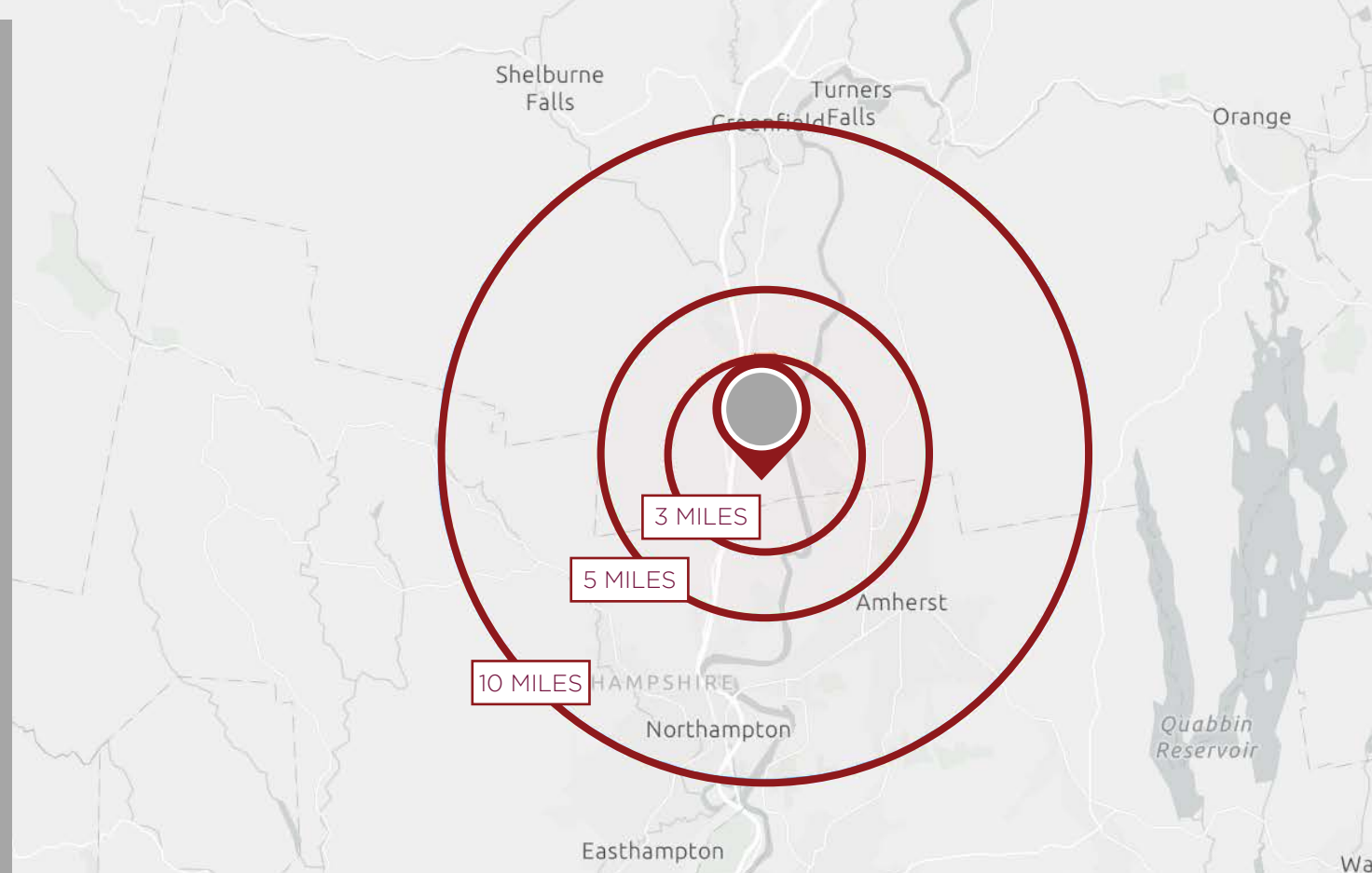
Whatley, Massachusetts, is a charming New England town located in the scenic Pioneer Valley of Franklin County. Known for its rural character and picturesque landscapes, Whatley offers a peaceful environment with convenient access to modern amenities. The community benefits from its proximity to Interstate 91, providing seamless connectivity to nearby Northampton, Greenfield, Springfield, and the greater New England region. The town features a mix of historic farmhouses, local businesses, and agricultural operations that contribute to a stable economic base. Surrounded by fertile farmland, rolling hills, and easy access to outdoor recreation—including nearby Mount Sugarloaf and the Connecticut River—Whatley delivers an ideal combination of small-town living, natural beauty, and regional accessibility.





STRATEGIC LOCATION

- **Prime Accessibility:** Excellent connectivity with quick access to Interstate 91, providing seamless travel to Springfield, Northampton, and Greenfield.
- **Regional Appeal:** Located in Franklin County's picturesque countryside, the area is known for its blend of small-town charm, agricultural roots, and easy access to larger employment centers.
- **Scenic Surroundings:** Surrounded by the lush Pioneer Valley landscape, offering stunning views of open fields and the nearby Mount Sugarloaf range.
- **Privacy:** Set back from the main road and surrounded by mature trees and open land, the site provides exceptional privacy and a peaceful environment.



2025 SUMMARY		3 Mile	5 Miles	10 Miles	2030 SUMMARY	3 Mile	5 Miles	10 Miles
	Population	7,474	17,997	100,551		7,503	18,051	100,597
	Households	3,506	7,936	36,958		3,569	8,070	37,484
	Families	1,886	4,109	18,699		1,911	4,154	18,850
	Average Household Size	2.12	2.17	2.14		2.09	2.14	2.11
	Owner Occupied Housing Units	2,224	4,718	21,268		2,341	4,937	22,117
	Renter Occupied Housing Units	1,282	3,218	15,690		1,228	3,133	15,367
	Median Age	42.7	39.2	33.8		44.1	40.3	35.4
	Median Household Income	\$80,623	\$81,282	\$79,765		\$88,356	\$90,247	\$88,726
	Average Household Income	\$109,426	\$113,367	\$115,563		\$117,486	\$122,905	\$126,835

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