

**FOR SALE**

**10246 Old Shiloh Road,  
Georgina, ON L0E1N0**

**PROPERTY SUMMARY:**

Type	Business with Property
Asking Price	\$1,500,000
Taxes	\$7072/2024/Annual
Total Area	20.54 Acres





# OVERVIEW

**Calling all dog lovers!**

**This turn-key home & business opportunity on 20.56 acres in Georgina is a dream come true. Featuring a well-established dog grooming & boarding business, this profitable venture can help pay for itself while offering a peaceful country lifestyle just an hour from the GTA.**

**Ideal for families, pet professionals, or entrepreneurs looking for an established business with built-in revenue.**



Stephen & Mariya Lilly  
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# OVERVIEW

The charming 4-bedroom, 2-bath bungalow is thoughtfully designed, with hardwood flooring, a spacious kitchen, and walkouts to outdoor dog runs. A whirlpool tub in the main bath provides a touch of luxury.

The property includes 7 dedicated outbuildings for grooming, boarding, and office space, along with high-fenced dog play areas.

Live where you work & do what you love!



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# BUSINESS HIGHLIGHTS

- ✓ 24 years in operation
- ✓ Loyal, repeat clientele
- ✓ 7 outbuildings
- ✓ Grooming, boarding & admin spaces
- ✓ Employees willing to stay
- ✓ Seamless transition
- ✓ Stable revenue & growth potential
- ✓ Peak seasons boost earnings
- ✓ No special certification required
- ✓ Owners willing to train
- ✓ Rural yet accessible
- ✓ Close to urban amenities



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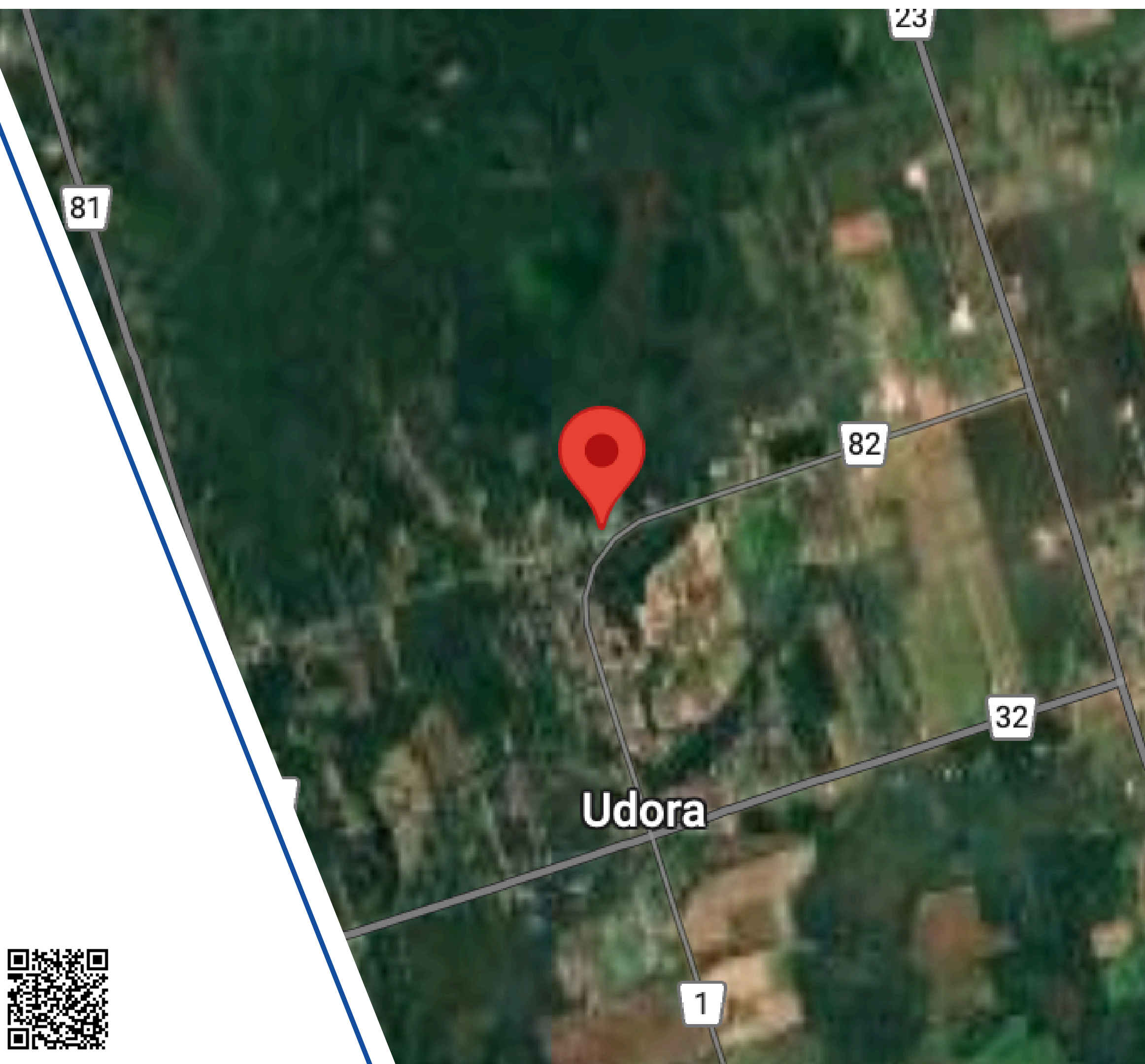




# LOCATION

Located in the peaceful and picturesque community of Georgina, 10246 Old Shiloh Road offers an incredible opportunity for business owners seeking a property with both commercial potential and natural charm. Nestled in York Region, Georgina is known for its tranquil rural landscape, welcoming community, and easy access to key amenities.

The property benefits from proximity to Highway 48 and Highway 404, providing convenient connections to the Greater Toronto Area (GTA). Surrounded by expansive green spaces, farmland, and local businesses, it offers a serene work environment while remaining accessible to nearby urban centers.



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