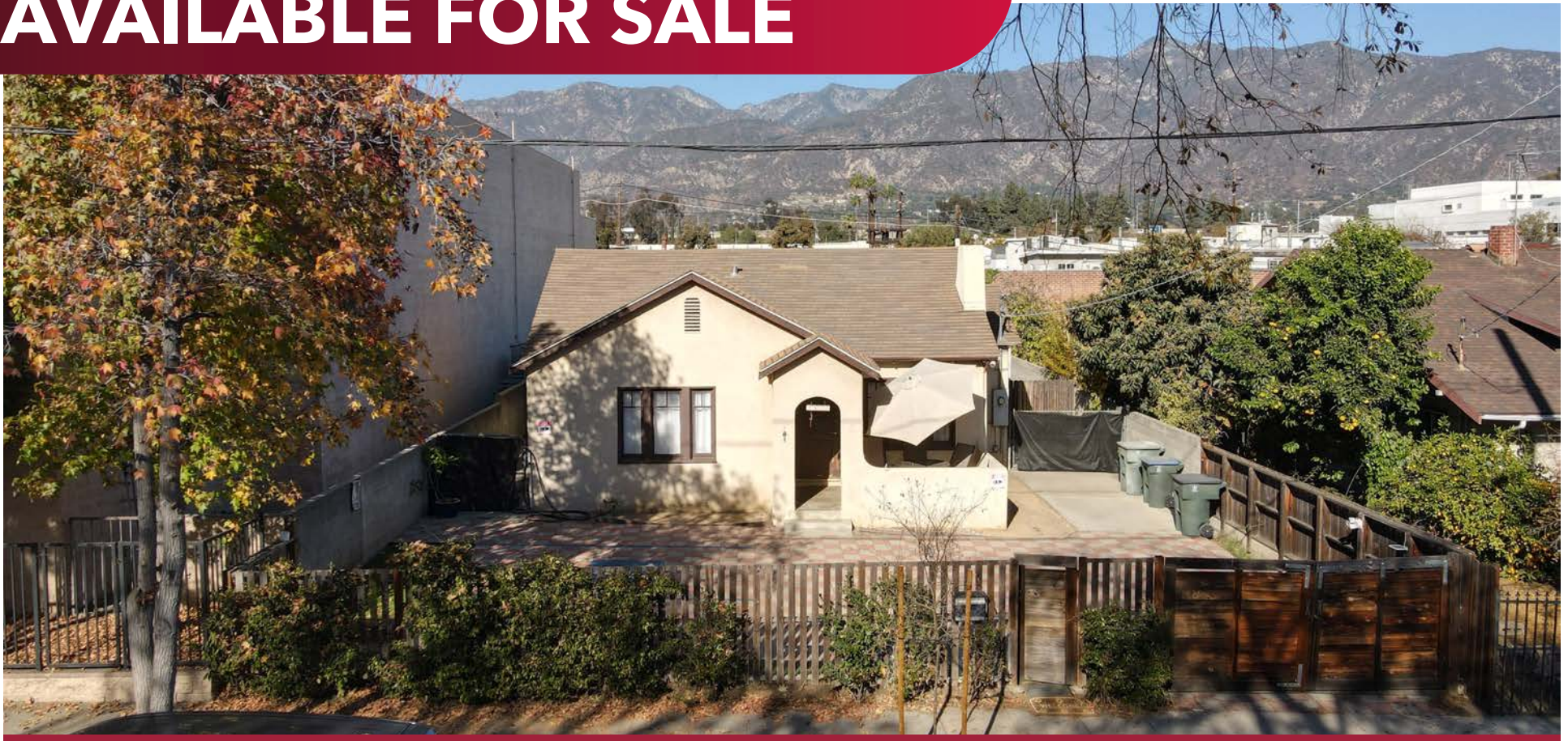


FOR SALE

# DOG BOARDING FACILITY AVAILABLE FOR SALE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA



**2877 Nina Street  
Pasadena, CA 91107**



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C 626.240.2774  
License ID 02075121



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# FOR SALE DOG BOARDING FACILITY AVAILABLE FOR SALE

2877 NINA STREET  
PASADENA, CA 91107

## PROPERTY INFORMATION

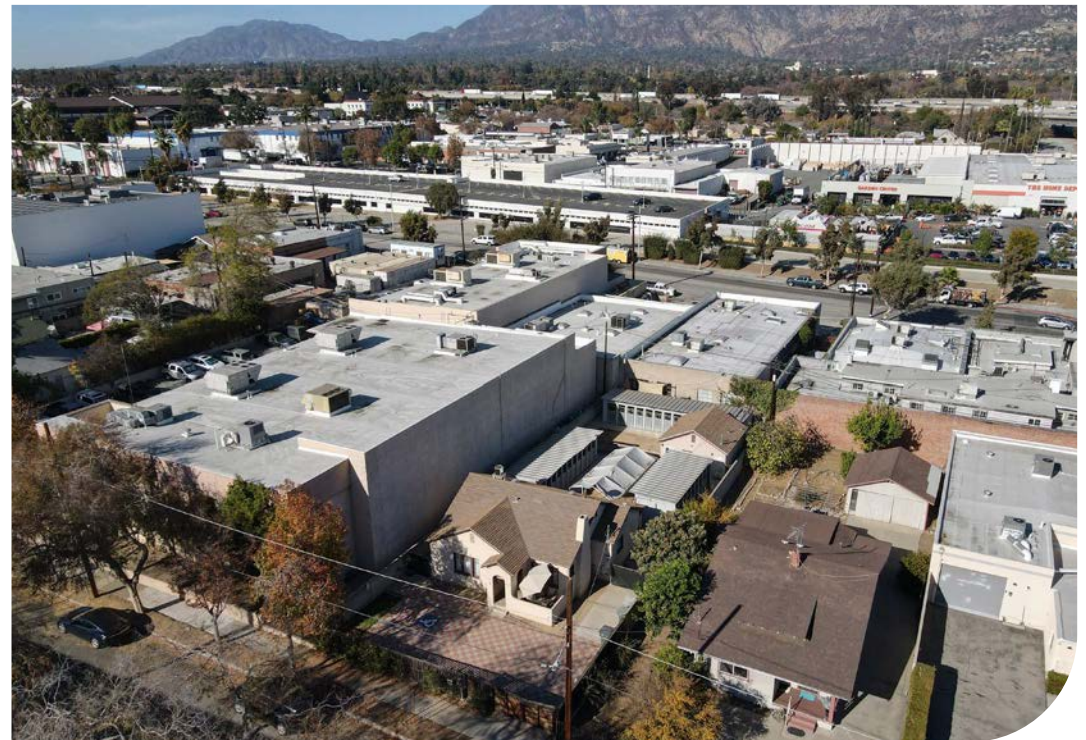
ASKING PRICE	\$3,000,000
TOTAL BUILDING SF	±968
LOT SF	±6,857
YEAR BUILT	1927
ZONING	EPSP-d1-IG
PARKING RATIO	3:1,000
APN	5748-006-022

## PROPERTY HIGHLIGHTS

- **Fully Operational Dog Boarding Facility:** 34 spacious kennels, each with sliding pull-up doors for ease of use.
- **Main House Features:** 2 bedrooms, 1 restroom, full kitchen, living room, and dining room.
- **Rear Building Amenities:** Includes a dedicated dog washing station, ADA-compliant restroom, and space designed for small dogs.
- **Ample Play Areas:** Multiple off-leash play zones for dogs to roam and interact.
- **Business-Ready:** Includes all necessary permits and licenses from the City of Pasadena.
- **Turnkey Opportunity:** All operational infrastructure and fixtures are included in the sale.
- **Veterinarian Use:** Animal Hospital is also an approved use.

## A PROFITABLE BUSINESS OPPORTUNITY

Step into ownership of this already thriving dog boarding business. With all permits, licenses, and fixed kennels included, you can start generating income from day one. The facility's design, with separate areas for large and small dogs, ensures a seamless operation tailored to the needs of pet owners. This is a rare opportunity to acquire a well-established, profitable business in a growing industry. Whether you're expanding your current operations or starting fresh, this turnkey facility offers everything you need to succeed.





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**PROPERTY PHOTOS | EXTERIOR**



**TREVOR GLEASON** SR ASSOCIATE  
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lee-pasadena.com

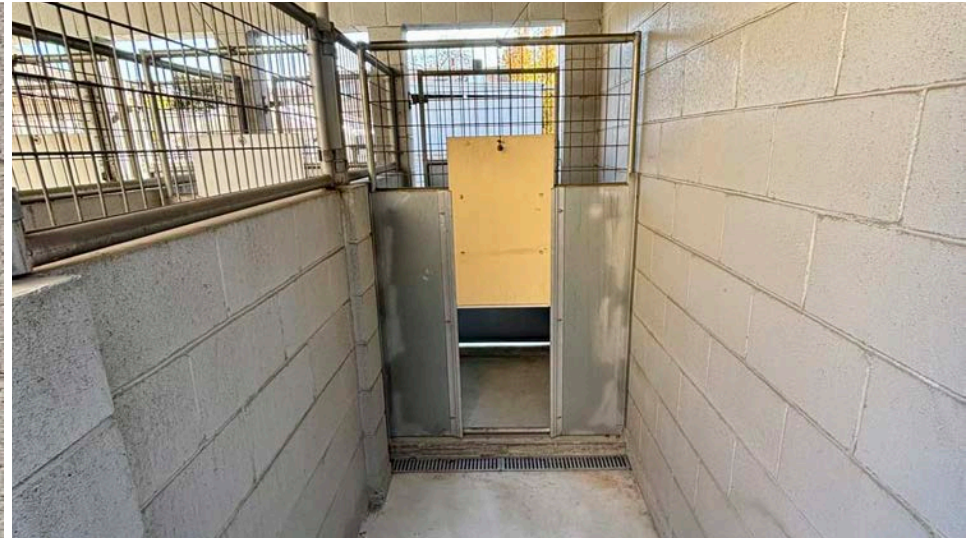
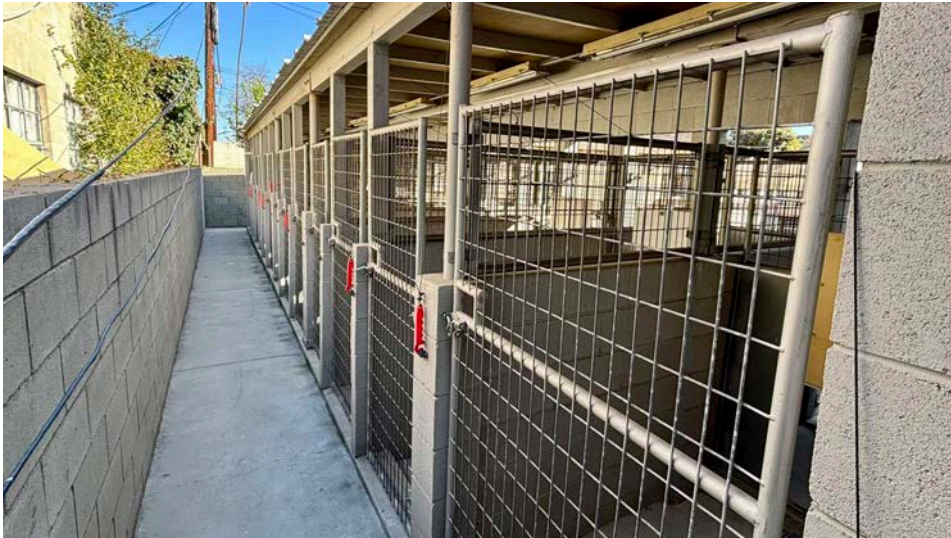
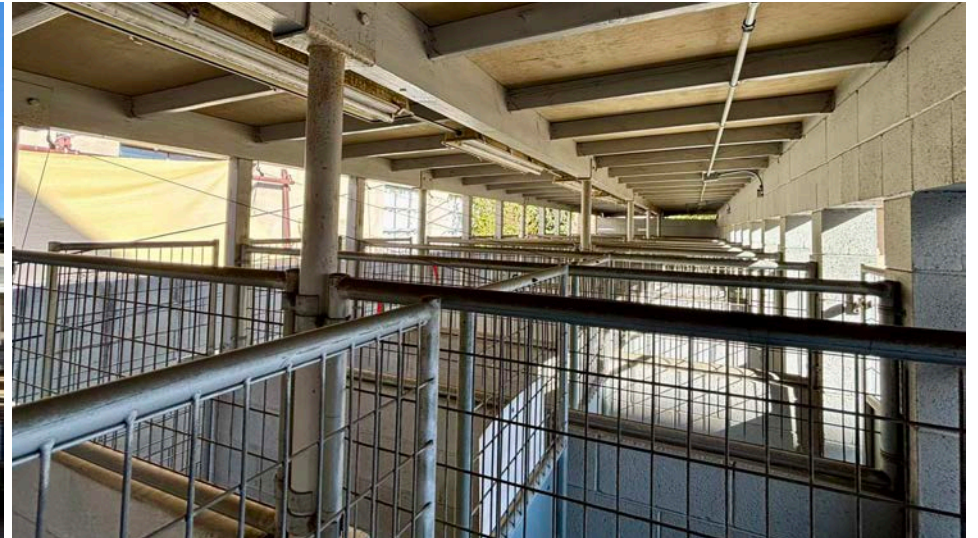




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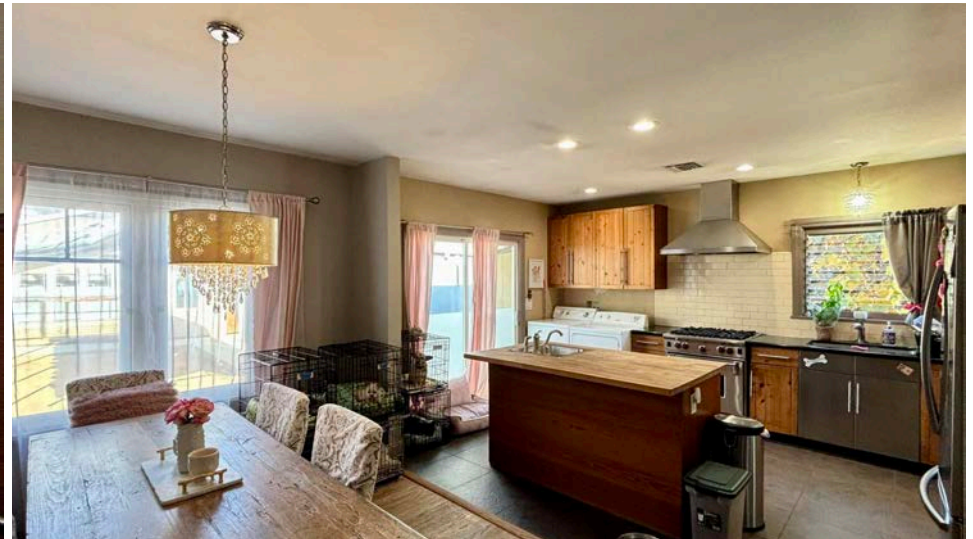




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**PROPERTY PHOTOS | INTERIOR**

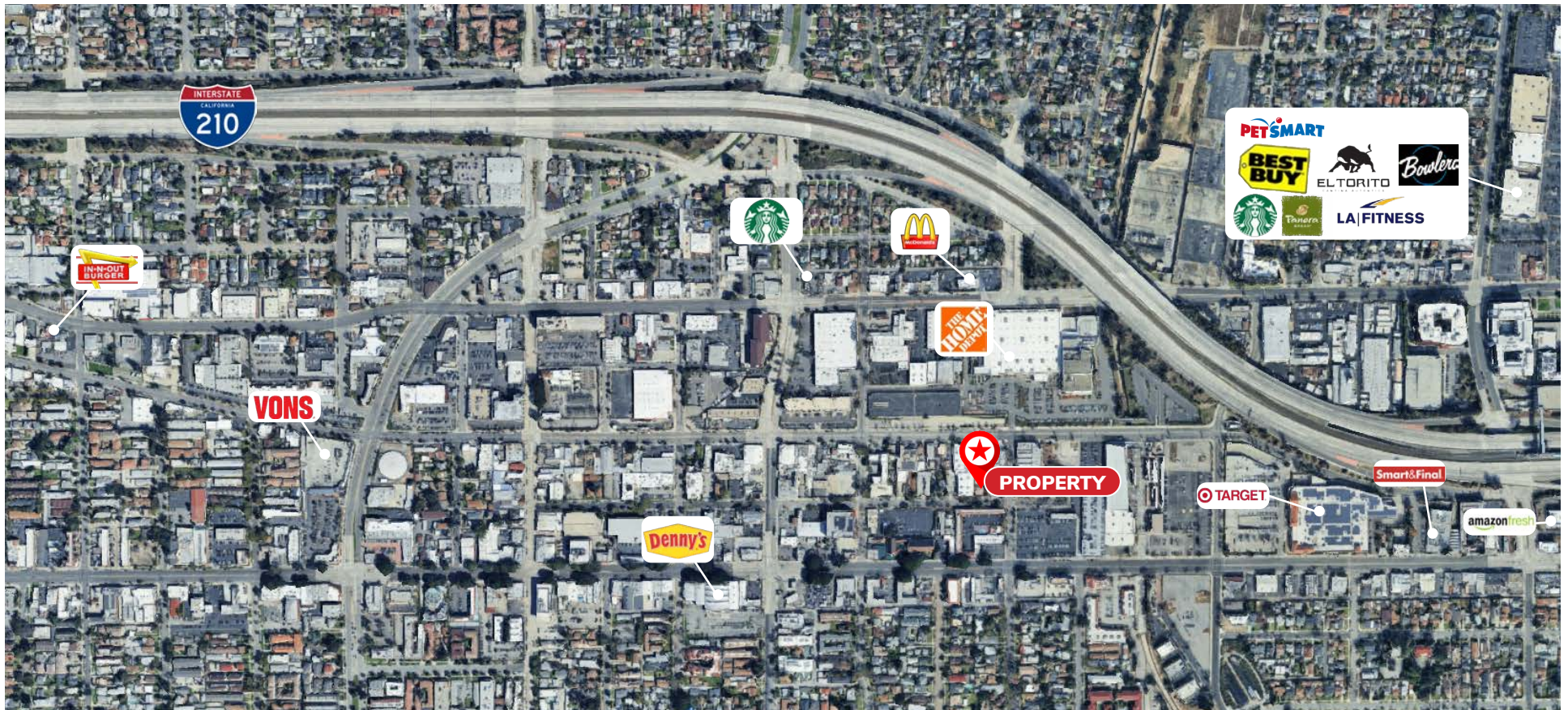




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## OVERVIEW MAP



## LOCATION HIGHLIGHTS

- **Prime Pasadena Address:** Centrally located with easy access to 210 FWY and affluent neighborhoods.
- **High Demand Area:** Positioned in a community with a strong need for quality pet care services.
- **Convenient for Clients:** Close proximity to residential neighborhoods ensures a steady stream of local clientele.
- **Convenient For Owner:** Steps away from Home Depot, surrounded by grocery stores and retailers