



FOR SALE
COMMERCIAL

DIPPIN' DOG DAYCARE | TURNKEY PET CARE BUSINESS + REAL ESTATE
390 Progress Drive, Cottage Grove, WI 53527

- Established 5-Star Dog Daycare Business
- Business + Real Estate Included
- Indoor Play Area & Swim Pool
- 200+ Active App Members
- Expansion Potential for Boarding, Grooming & Training



DANIEL BERTELSON, ACP
Company Owner and Director of
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PROPERTY SUMMARY

390 Progress Drive
Cottage Grove, WI 53527



Property Summary

Building SF:	3,616
Clear Height:	9'-27'
Lot Size:	0.86 Acres
Parking:	14 onsite paved parking spaces
Year Built:	2024
Zoning:	Commercial

Building Overview

Built in 2024, this 3,616 SF freestanding commercial building is designed for service-based use and currently operates as a successful dog daycare facility. The property features a 60' x 40' indoor play area, indoor swim pool and deck, wash station, reception area, private office space, private restrooms, inside storage, overhead doors, fencing, and onsite parking. The steel-frame building offers ceiling heights ranging from 9' to 27', central air, forced-air and zoned heating, and municipal water and sewer.

Location Overview

Located in Cottage Grove within the Madison-area market, the property offers convenient access from surrounding residential neighborhoods while also benefiting from a business/industrial park setting and proximity to major highways. Its location near established neighborhoods—and next to a children's daycare—creates convenient daily traffic and strong visibility for a service-based business. Continued residential growth in the area, including a nearby new subdivision, adds to the long-term customer base and expansion potential.

PROPERTY DESCRIPTION

390 Progress Drive
Cottage Grove, WI 53527



Dippin' Dog Daycare, a thriving 5-star-rated dog daycare in the Madison, WI MSA, is offered with the real estate included. This owner-operated facility features a 60' x 40' indoor play area, indoor swim pool/deck, wash station, and welcoming office — steps from surrounding neighborhoods and next to a children's daycare, driving convenient dual drop-off traffic. Sale includes the business, equipment, inventory, proprietary systems, customer database with 200+ active app members, website, and booking software. A loyal local customer base and a new subdivision under construction nearby support strong upside. Untapped potential exists in overnight boarding, grooming, training, and retail — services the current owner-operator hasn't had bandwidth to pursue. A rare chance to acquire a gem of an opportunity in the thriving pet-care business, with the real estate included, in a growing Madison-area community. Checks all the boxes.

PROPERTY PHOTOS

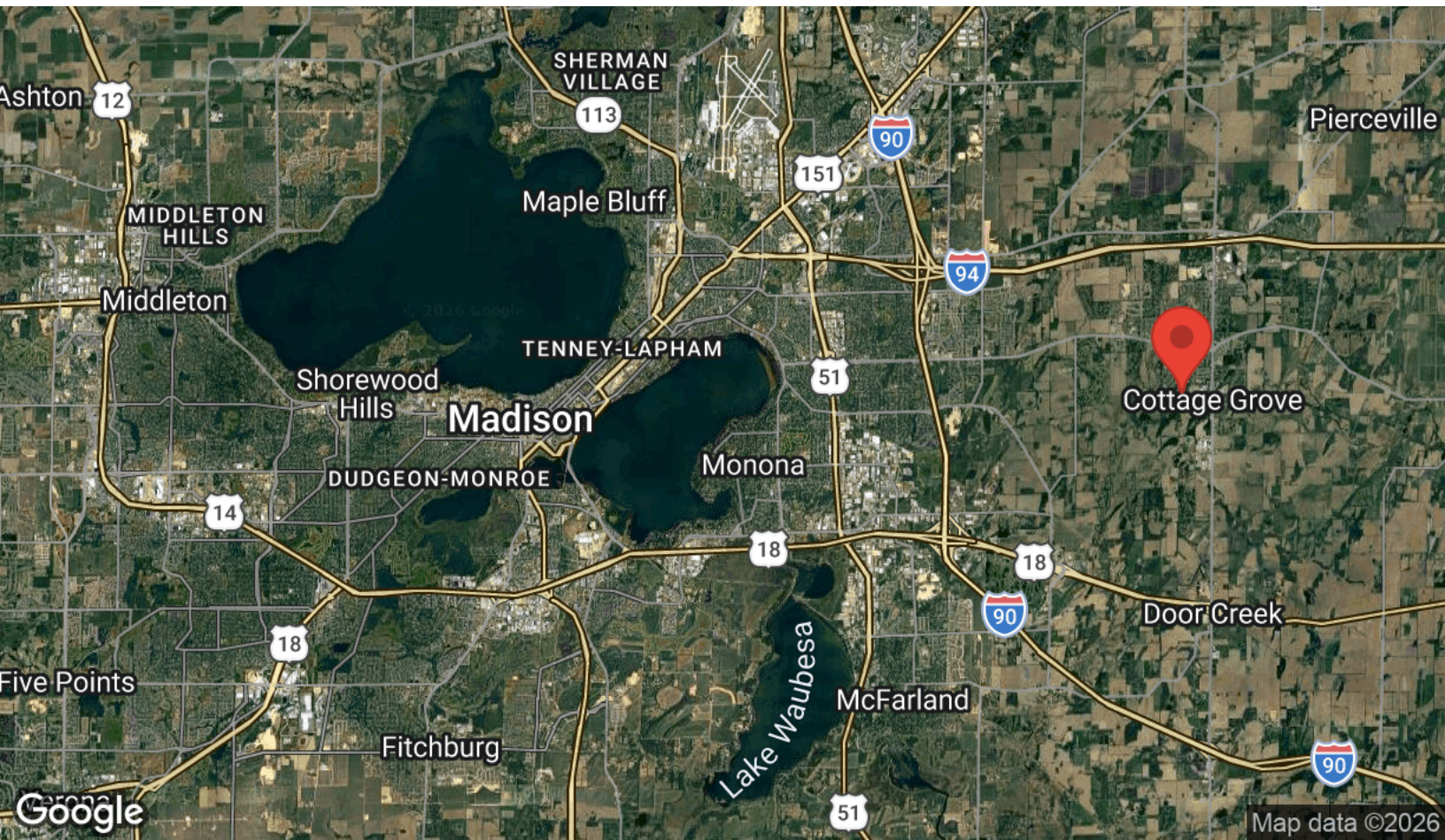
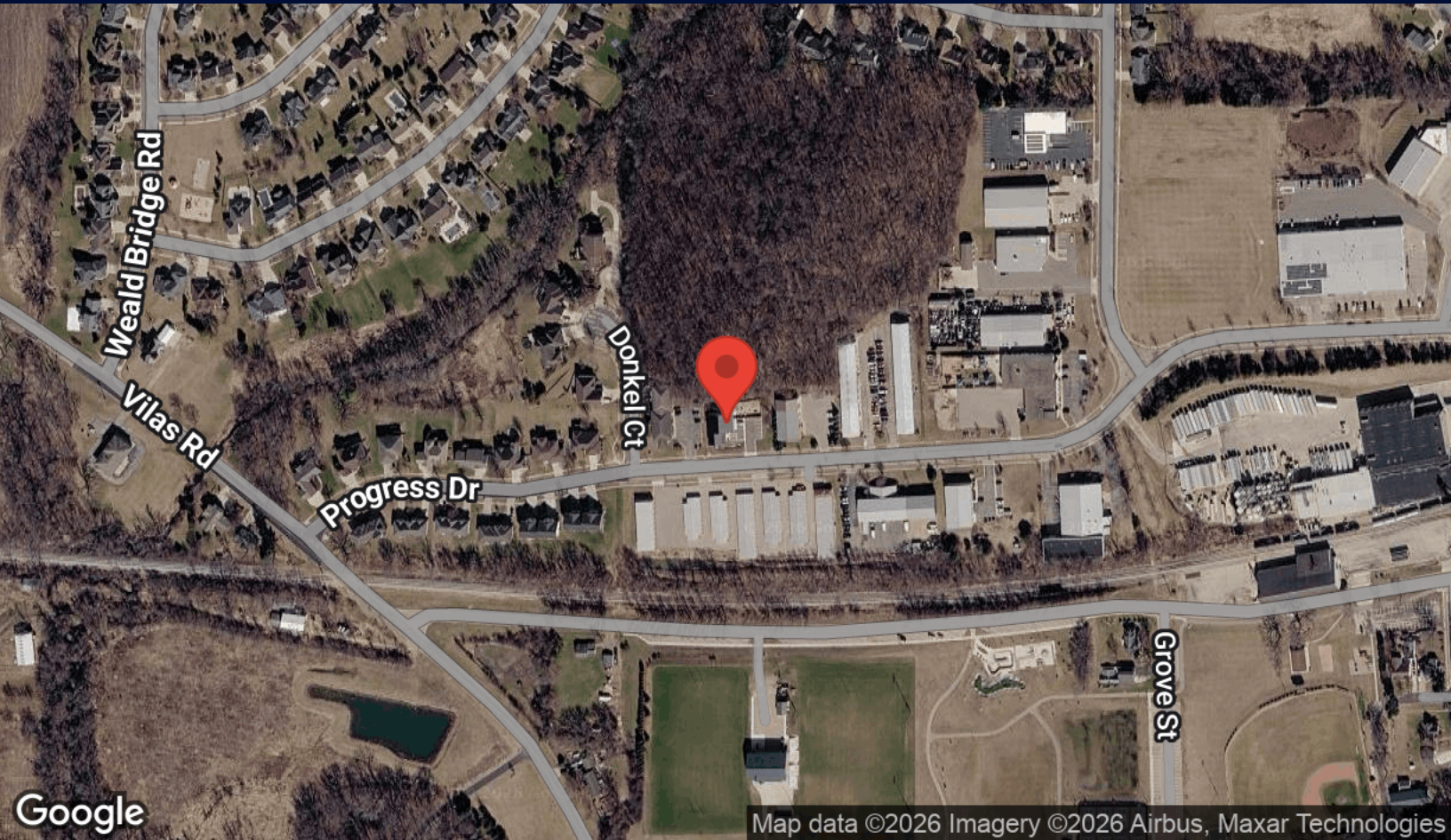
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LOCATION MAPS

390 Progress Drive
Cottage Grove, WI 53527



BUSINESS MAP

390 Progress Drive
Cottage Grove, WI 53527



 Cost Cutters

 McDonald's

S Studio 7 Suites

 Bank of Sun Prairie

 Black Bear Inn

 Pizza Hut

 Dollar General

 Lake Ridge Bank

A V Nails

 Doudrins Distilling

P St. Patrick Catholic Church

 Infinity Martial Arts - Cottage Grove

Cottage Grove Bryn Mawr Presbyterian Church

Bakken Pickleball and Tennis

Bakken Park U12 soccer field

 Olde Town Coffee House

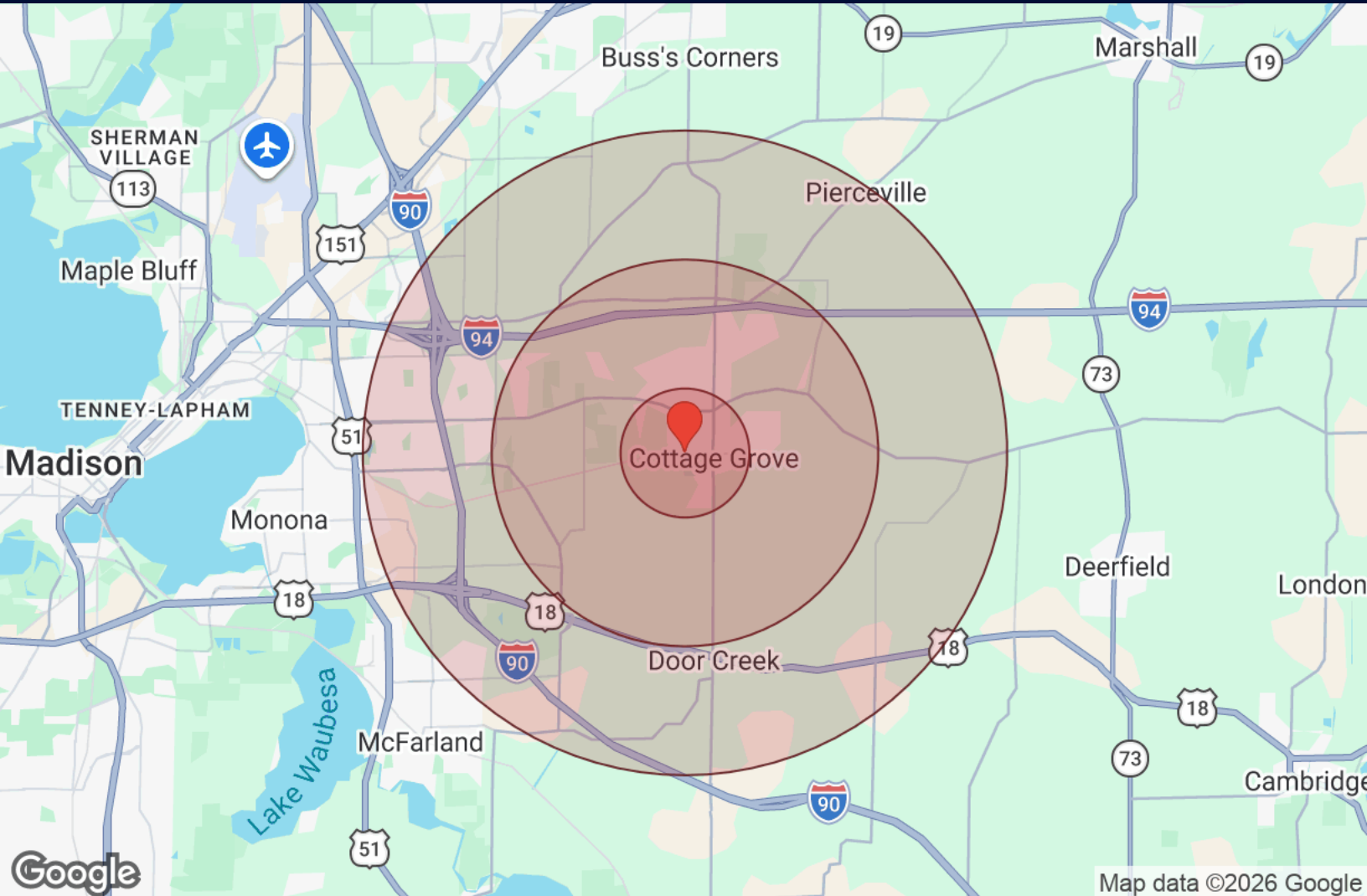
 Cottage Grove Town Hall

 Cottage Grove Fire Department

DEMOGRAPHICS

DIPPIN' DOG DAYCARE | TURNKEY

390 Progress Drive
Cottage Grove, WI 53527



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,013	7,810	21,040
Female	2,009	8,031	21,773
Total Population	4,022	15,841	42,813

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,599	6,559	19,088
Occupied	1,478	6,082	17,630
Owner Occupied	1,133	4,407	12,471
Renter Occupied	345	1,675	5,159
Vacant	121	476	1,457

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	761	2,860	7,153
Ages 15 - 24	487	1,955	5,238
Ages 25 - 54	1,606	6,478	17,830
Ages 55 - 64	514	1,948	5,093
Ages 65+	655	2,600	7,498

Income	1 Mile	3 Miles	5 Miles
Median	\$141,560	\$125,748	\$108,019
Under \$15k	58	171	492
\$15k - \$25k	8	92	689
\$25k - \$35k	17	123	640
\$35k - \$50k	92	373	1,351
\$50k - \$75k	167	864	2,655
\$75k - \$100k	176	849	2,370
\$100k - \$150k	286	1,403	4,337
\$150k - \$200k	368	1,199	2,797
Over \$200k	306	1,008	2,299



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

RE/MAX PREFERRED

5320 Monona Dr
Monona, WI 53716-3127



Each Office Independently Owned and Operated

PRESENTED BY:

DANIEL BERTELSON, ACP

Company Owner and Director of Opportunities
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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.