

# INCREDIBLE INCOME PROPERTY

Just Listed • 25471 CR 50 Kersey, CO 80644



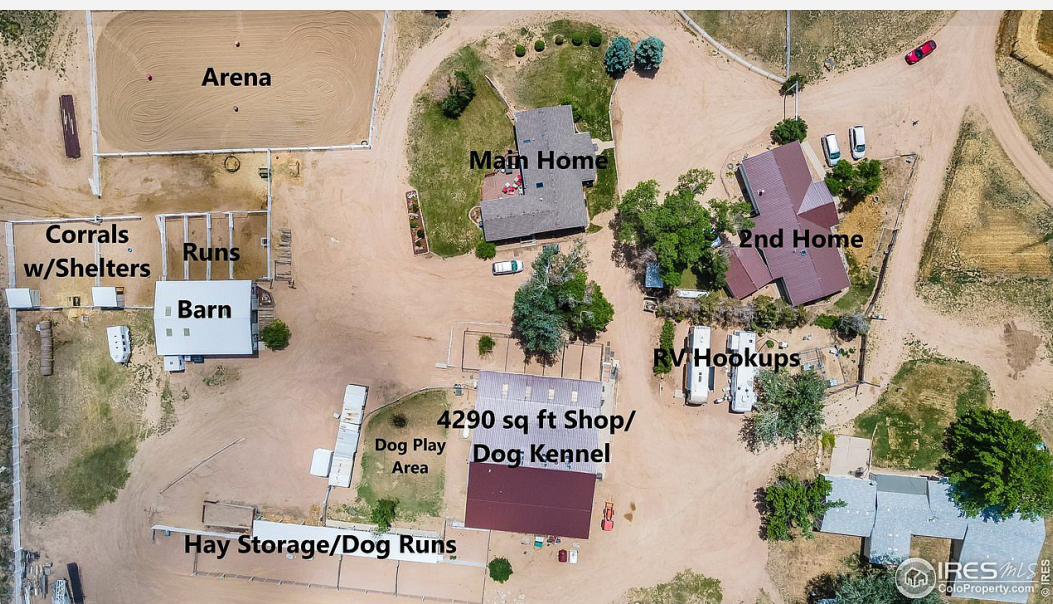
\$990,000



3 bedrooms



2 bathrooms



## THE PROPERTY

This unique property sits on 36 acres with 2 homes.

The owner runs her profitable dog breeding business from this property.

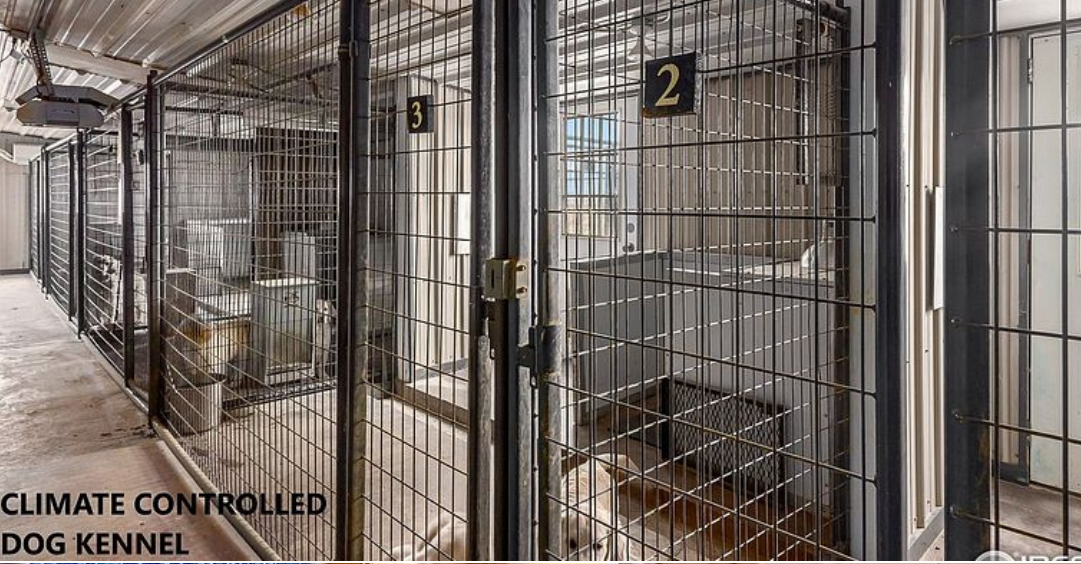
There are numerous possibilities/income potential and could easily make a great pet motel, horse boarding facility, or vet clinic. Great location only 45 min from DIA.

25471 CR 50



## KEY FACTS

- ✓ 36.62 Acres
- ✓ Main Home: 2,112 Sq Ft.
- ✓ 2nd Home+Garage: 2,128 Sq Ft
- ✓ Horse Barn +4 Stalls, Runs, 2 Corals + Shelters & Arena
- ✓ 4,290 Sq Ft Heated Shop
- ✓ Ideal Boarding Facility



CLIMATE CONTROLLED  
DOG KENNEL



VET ROOM IN KENNEL

## ADDITIONAL INCOME POTENTIAL WITH THIS PROPERTY

- 2nd Home Rental -  
4 Bed + 2 Bath  
(\$2,300/mo)
- RV Park - 2 Parking w/  
Full Hookups (\$1,600/mo)
- 8 Stall Horse Rental  
(possibility for 16)  
(\$1,600/mo)
- Climate Controlled  
Kennels, Lobby & Vet  
Room for Pet Boarding or  
Vet Shop
- Oversized Heated Shop  
for any business  
opportunity

**\$5,500+  
MONTHLY  
INCOME  
POTENTIAL**



**SCHEDULE A PRIVATE VIEWING TODAY!**

Andy Martinez, Realtor®

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