



Veterinary Hospital Grooming | Boarding

490 Bunker Rd, Wisconsin Dells

F O R S A L E O R L E A S E

CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including

CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may

not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



490

Bunker Road

Wisconsin Dells, WI

one

OFFERING
SUMMARY

two

VETERINARY
HOSPITAL

three

PET
GROOMING

four

BOARDING
KENNELS

OFFERING SUMMARY

The former Noble Hound Animal Hospital & Pet Resort is a multi-functional purpose-built veterinary facility. Its well thought out floor plan of three distinct areas all interact well with each other.

- State of the art veterinary hospital with three exam rooms, surgical and x-ray rooms and a recovery area.
- Pet grooming area with its own separate entrance, allowing the groomers the flexibility to handle their own appointments. The separation from the clinic would allow an owner the ability to lease this space to a third-party groomer.
- Boarding Kennels. There are 41 total kennels at this facility. Dogs are housed in individual kennels, which are indoor or outdoor along with a large outdoor running area.
- Other areas of the clinic include a retail area as part of the large lobby, various private offices, a large employee break area and storage rooms for supplies.

BUILDING SIZE	6,700 sf
PARCEL SIZE	6.1 Acres
PRICE: REAL ESTATE	\$1,400,000
FURNITURE, FIXTURES, EQUIP	\$250,000
PROP TAXES	\$14,368
LEASE RATE	\$18.00/SF
YEAR BUILT	2006



PROPERTY HIGHLIGHTS



6 ACRES OF LAND



LARGE PARKING LOT



PURPOSE BUILT
FACILITY



SURGERY CENTER



GROOMING WITH
SEPERATE ENTRNACE



41 KENNELS

LOCATION

490 Bunker Rd is located in the village of Lake Delton in the Wisconsin Dells area. It is easily found at the intersection of Hillman Road and Bunker Road.

Its location is close to all the major vacation waterpark resorts including The Wilderness Resort, Kalahari and Great Wolf Lodge.

6.1 Acres



Veterinary Clinic

Exam, Surgery & Recovery

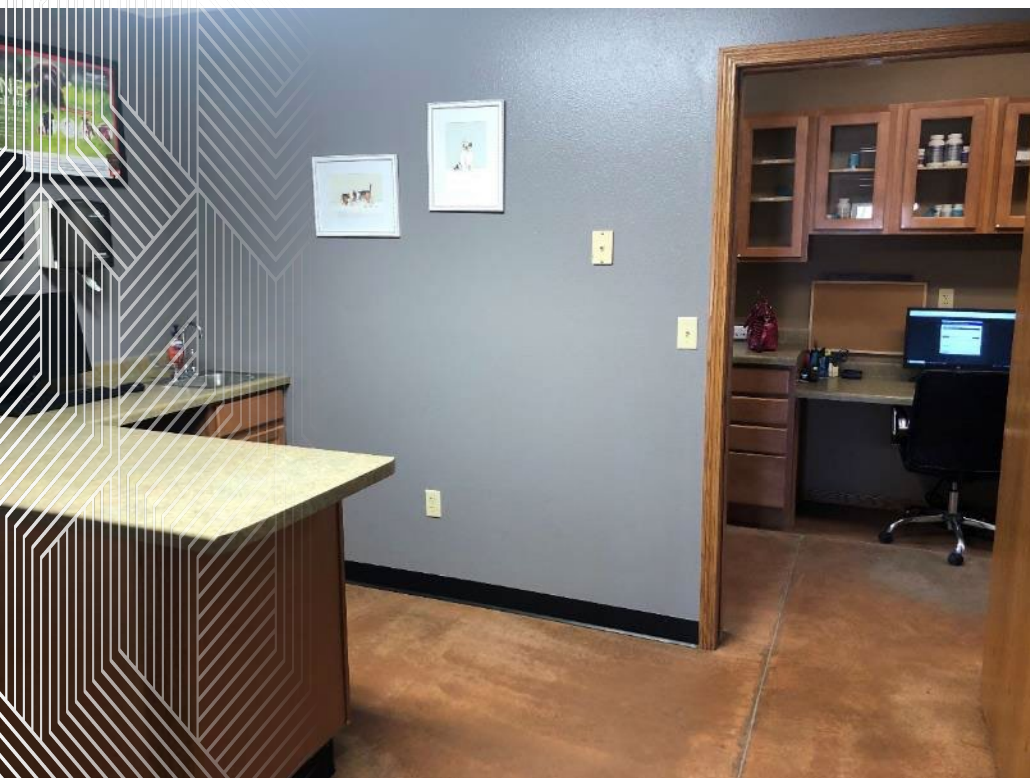
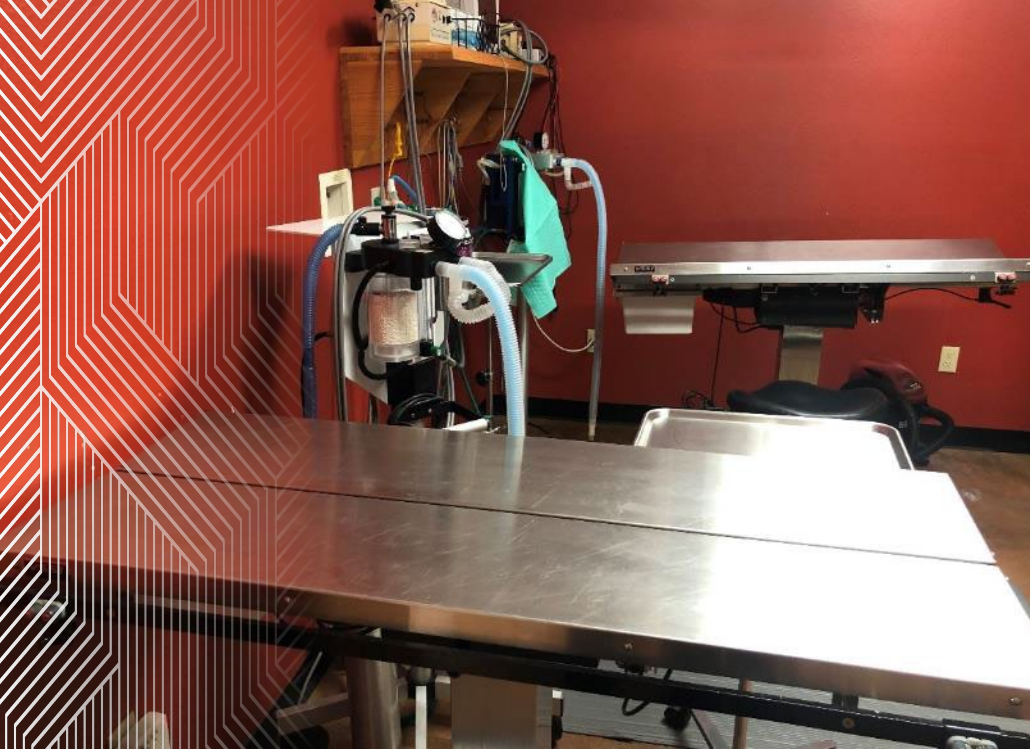
Three exam rooms

Laboratory

Operating surgery ward

Recovery Area





Grooming

Maintaining a pet's health
and appearance

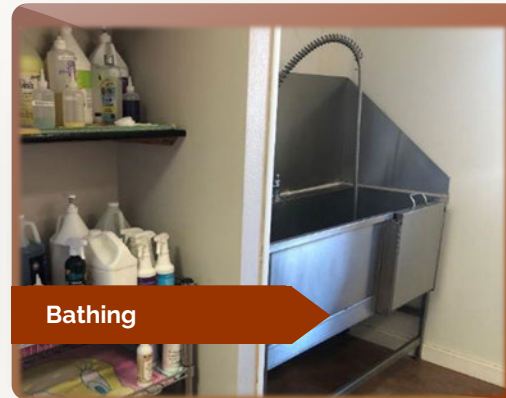


GROOMING

Separate entrance for Grooming.

When it comes to grooming your pet, there is a lot more going on than bathing. Grooming is a broad term that encompasses all aspects of your pet's hygiene. There are several sources of potential income including:

- Bathing
- Brushing
- Nail Trimming
- Ear Cleaning
- Hair Styling
- Teeth brushing
- Coat Conditioning
- Flea-and Tick prevention treatments
- De-shedding



Boarding

Indoor and Outdoor Kennels



KENNELS

Pet care and boarding is in high demand.

Top-tier options for dogs from large open play areas to individual kennels.

Safe and clean environment.

Keeping your dog active during the day is important for their mental and physical health. This facility provides a clean indoor instruction area for classes plus access to a large outdoor play area.





Indoor Kennels



Pet Lockers

THE MARKET

Wisconsin Dells

The Dells area has an estimated four million annual visitors and has been a tourist destination for more than 150 years because of its location along the scenic seven-mile stretch of the Wisconsin River. The City of Wisconsin Dells is easily accessible via Interstate I-94/I-90 is connected to Lake Delton via the Wisconsin Dells Parkway. It is recognized as “The Waterpark Capital of the World,” with over 8,000 hotel rooms and 19 campgrounds with nearly 3,200 campsites.

Wisconsin Dells is located partially in four counties, including Adams, Columbia, Juneau and Sauk, and is centrally located approximately 55 miles north of Madison, 116 miles northwest of Milwaukee, 188 miles northwest of Chicago and 230 miles southeast of Minneapolis.

“The Waterpark Capital of the World”



Annual Visitors
4+ Million



America's Largest
Outdoor Water Park

Noah's Ark



America's Largest Indoor
Water Park

Kalahari Resort



America's Largest
Indoor/Outdoor Water Park

Wilderness Resort



America's Largest Theme
Water Park

Mt. Olympus



Camp Grounds
19



Hotel Rooms
8,000



Campsites available
3,200



Full Time Residents
21,085





Please contact Brian Wolff for further information or to schedule a tour. Financial information including past income and expense performance and a list of furniture, fixtures and equipment is available to qualified buyers.

CONTACT US

BRIAN WOLFF
Vice President
+1 608 513 9653
Brian.wolff@cbre.com

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

