



# Veterinary Hospital Grooming | Boarding

490 Bunker Rd, Wisconsin Dells

F O R   S A L E   O R   L E A S E

**CBRE**



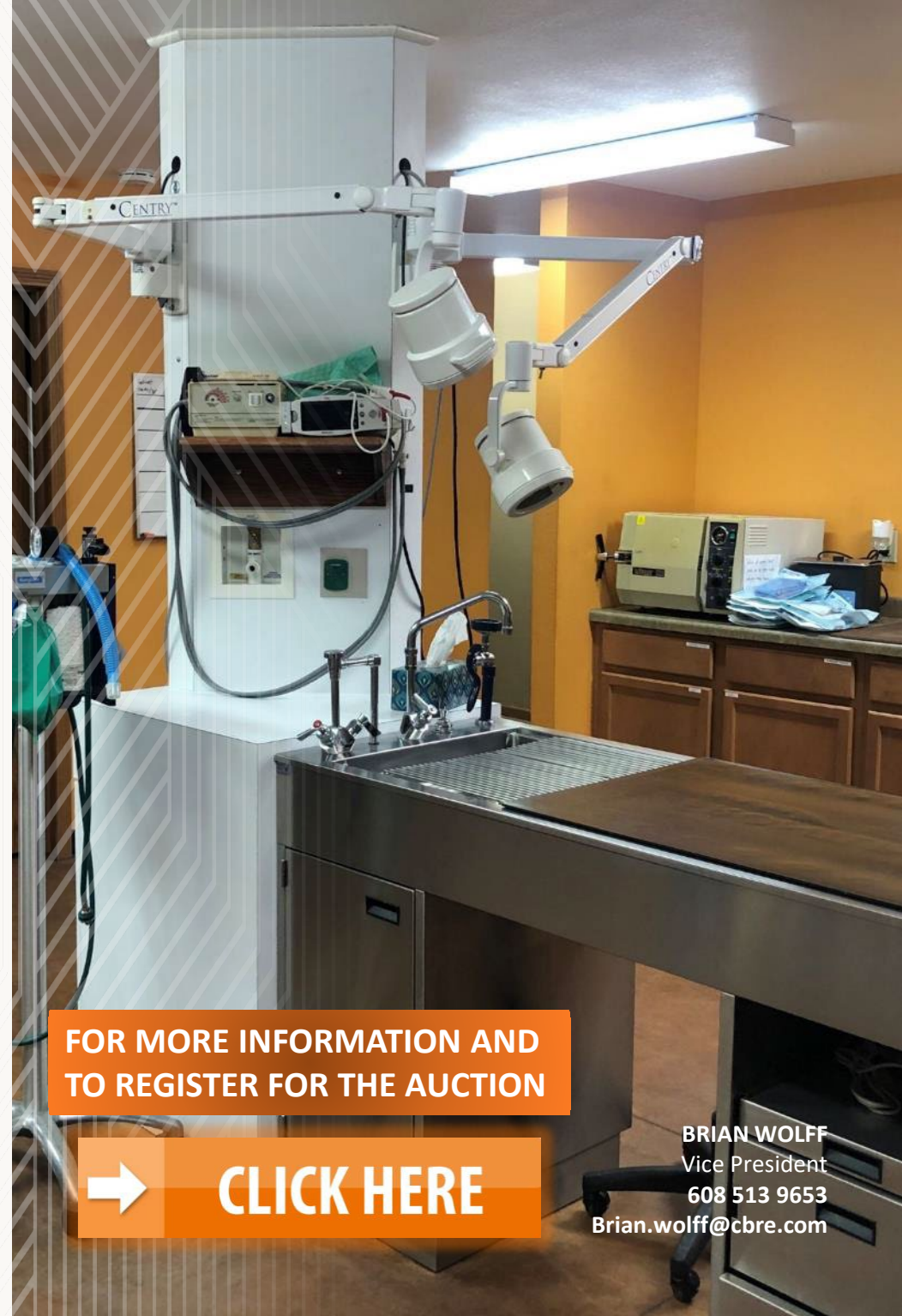
# OFFERING SUMMARY

## LIVE AUCTION DEC 16-18TH

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
STARTING BID	<b>\$175,000</b>
KENNELS	41 + OPEN RUN
EXAM ROOMS	3 EXAM ROOMS
PROP TAXES	\$14,368
ASSESS VALUE	\$1,313,700
YEAR BUILT	2006



**FOR MORE INFORMATION AND  
TO REGISTER FOR THE AUCTION**



**CLICK HERE**

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



# 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 ACRES OF LAND



SURGERY CENTER



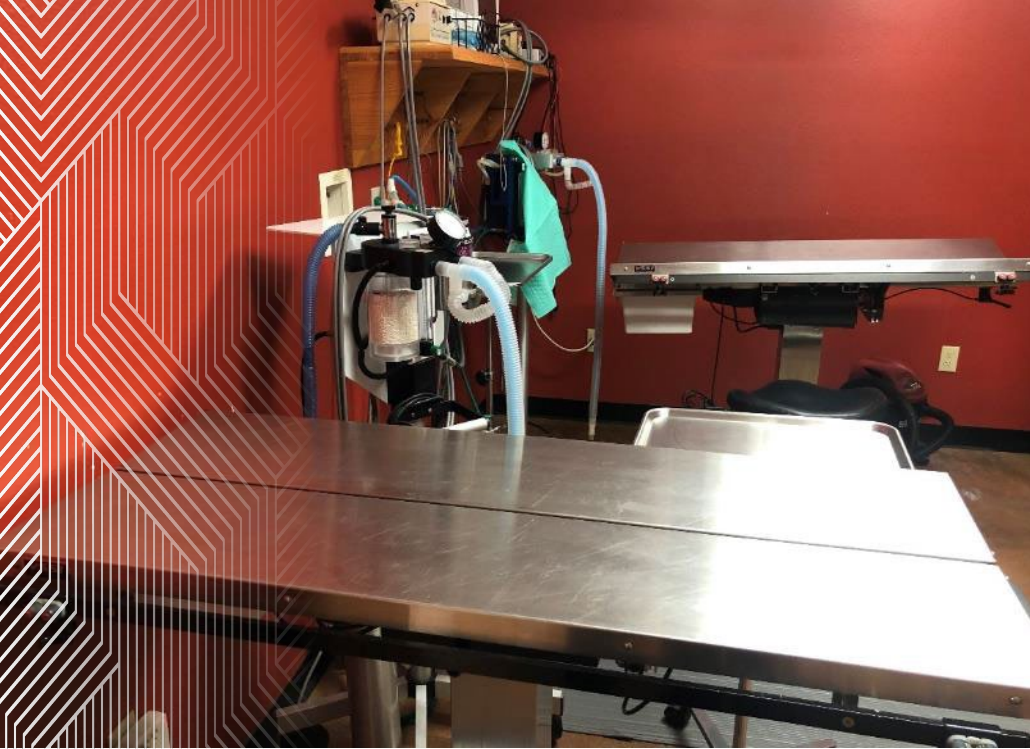
GROOMING WITH  
SEPERATE ENTRNACE



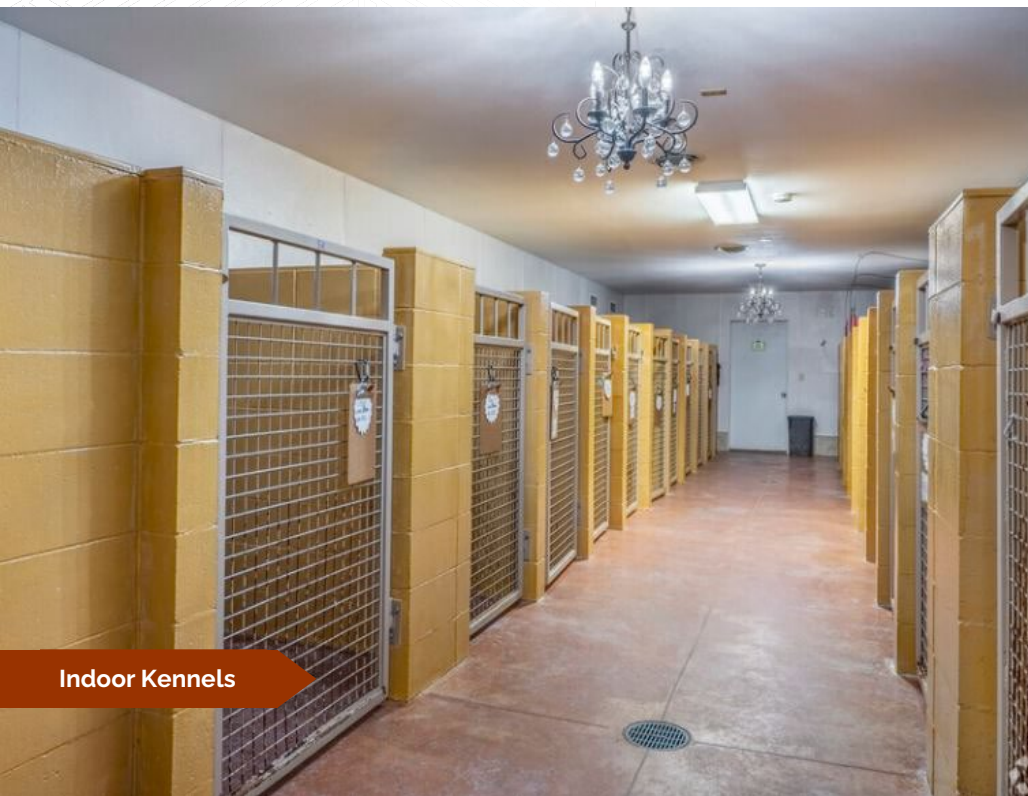
41 KENNELS











Indoor Kennels



Pet Lockers





**FOR MORE INFORMATION AND TO REGISTER – [CLICK HERE.](#)**



## CONTACT US

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

**CBRE**

**EMILY WALPER**  
TEN-X  
AUCTION CONTACT  
+949 608 0435



© 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.