

1532 EADS ROAD
 VERONA, KY 41092 (BOONE COUNTY)



15.2635 AC FOR SALE

CURO BRKG and The Caldwell Group present a rare opportunity to acquire one of Northern Kentucky's most established pet boarding and care businesses, operating successfully for more than 30 years on ±15 acres in Verona, Kentucky. This turnkey offering includes multiple kennel facilities, office and reception areas, grooming and boarding infrastructure, exercise yards, a newly constructed climate-controlled cat boarding facility with indoor/outdoor catios (2025), and extensive supporting improvements. The property also features equestrian amenities, a heated 70' x 40' metal pole barn, fenced paddocks, and a well-maintained ranch residence for owner occupancy or on-site management. With an established client base, recognized brand, operating infrastructure, and significant expansion potential, this is an exceptional opportunity for pet service operators, animal care professionals, investors, or entrepreneurs seeking an income-producing business with room for future growth.

HIGHLIGHTS



Price: \$1,300,000



Acres: 15.2635



Parcel ID: 079.00-00-003.00



Zoning: Agriculture (Residential with Occupational exclusion) – with Homestead Assessment

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:

CURO • BRKG

TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

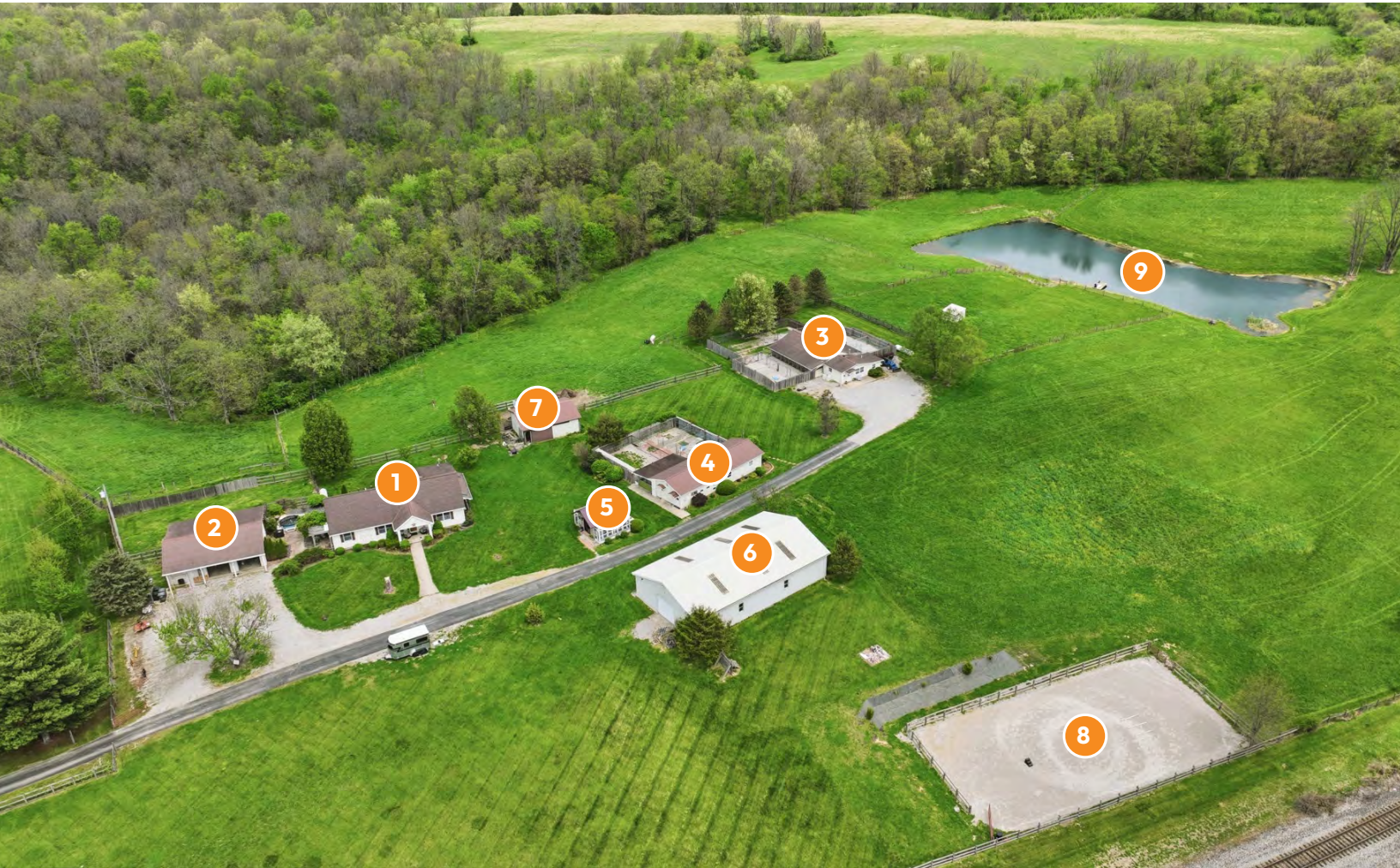
Rachel Greba



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PROPERTY OVERVIEW

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1 2,000 SF Ranch House (Zoned: Residential)

2 2 Car detached garage

3 Main Building, including:
• Kennels
• Office

4 2nd Kennel Building

5 Catio building

6 40' x 70' Metal Pole Barn

7 2 Stall Horse Barn

8 55' x 110' Outside Riding Ring

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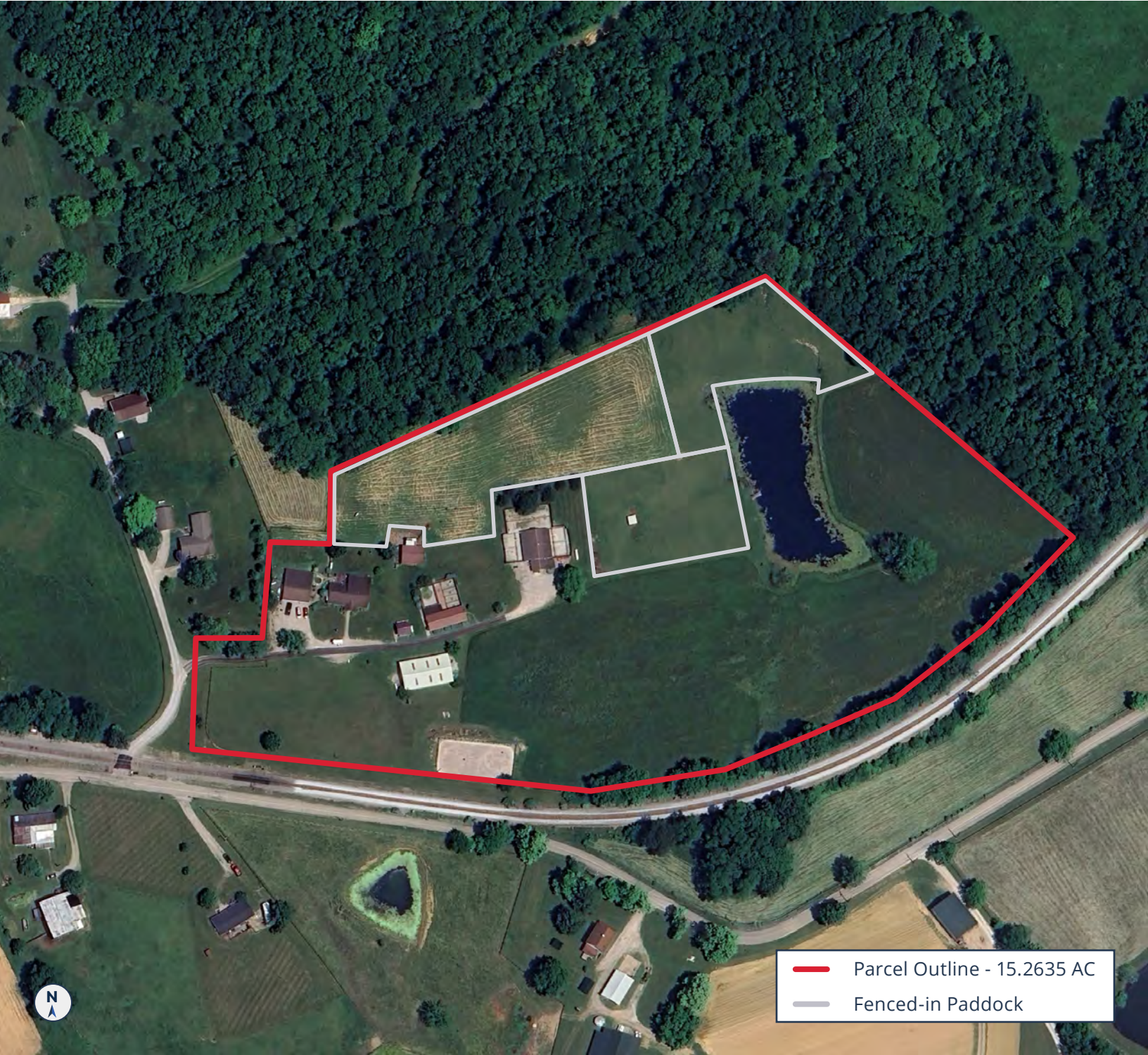
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PARCEL OUTLINE + PADDOCKS

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— Parcel Outline - 15.2635 AC
— Fenced-in Paddock

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PROPERTY PHOTOS

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PROPERTY PHOTOS

MAIN KENNEL



MAIN KENNEL - OFFICE



MAIN KENNEL AREA - LARGE DOGS



CATIO



CATIO - OUTDOOR AREA



0.75-ACRE STOCKED POND



SECOND KENNEL



SECOND KENNEL



SECOND KENNEL - PLAY AREA



POLE BARN



POLE BARN - INTERIOR



OUTSIDE RIDING RING



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