

ANIMAL SERVICES FACILITY

FOR SALE \$1,450,000

140 STATION ROAD, KINGSTON, NY 12401



TURN-KEY CANINE SERVICES & TRAINING FACILITY

KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

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PROPERTY DESCRIPTION

140 STATION ROAD KINGSTON NY



Price:	\$1,450,000
Lot Size:	14.50 Acres
Cross Streets:	Mountianview Ave
Permitted Uses:	Animal Services
Annual Revenues:	\$285,000
Utilities:	Private Well & Septic
Zoning:	I-1 (Light Industrial)
APN:	22200-056.019-0003-009.000-0000

Property Overview

140 Station Road presents a rare opportunity to acquire a historic estate with an established income-producing business. The property has been the longtime home of Acadia Canine Academy, an established animal-services business with reported annual revenues exceeding \$280,000. It includes specialized infrastructure supporting animal-related operations within a flexible light industrial zoning district while maintaining its grandfathered single-family residential use. Ideal for continued canine training, boarding, daycare, grooming, hobby farming, or other permitted commercial uses, the property combines historic character, extensive improvements, and significant income-generating potential in one exceptional offering.

Property Highlights

- 14.5 Acre Private Hudson Valley Estate
- Historic 3,335 sq ft residence with Mid-Century Modern Charm
- Long Time home of Acadia Canine Academy
- Zoned Light industrial - Current Use for Animal Services
- Turn Key Canine facility - Indoor & Outdoor Training, Barn, Pool & Executive Canine Accommodations.
- Extraordinary Botanical Landscape with mature Specimen Trees, Japanese Red Maples & Norwegian Spruces , Stone Walls and natural spring fed pond.
- Rare Live Work investment Opportunity
- Significant Expansion Opportunity - Current Established Facilities & Improvements Foundation for Future Growth.



PROPERTY DESCRIPTION

140 STATION ROAD KINGSTON NY

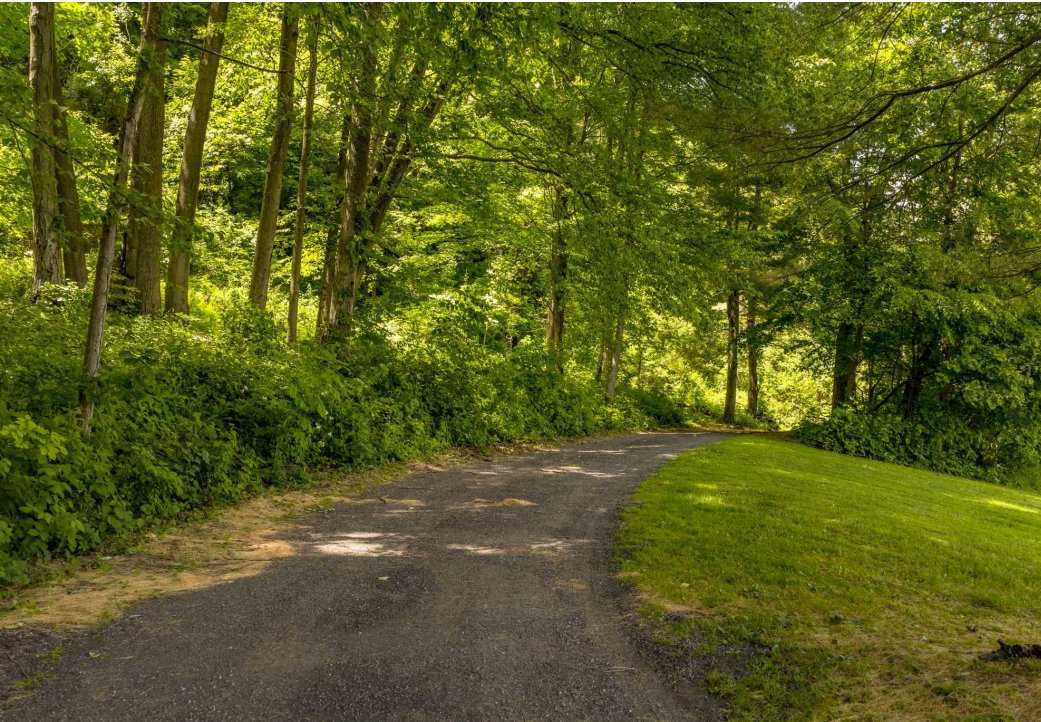


Canine Services Business Opportunity

An extraordinary, turnkey opportunity awaits canine professionals, trainers, breeders, and rescue organizations. This 14.5 acre private estate is the long time home of the renowned Acadia Canine Academy, an established animal-services business with reported annual revenues exceeding \$280,000. Operating within a flexible light industrial zoning district as a preexisting single family residence, the property is fully optimized for immediate operations and future expansion into boarding, daycare, grooming or educational programs. The specialized infrastructure includes a dedicated indoor training room equipped with modern furniture, fixtures, equipment along side executive canine accommodations, extensive professionally fenced training areas, a barn and a separate garage. The property also features a 3,335 square foot mid century modern residence built in 1948 around a historic 1668 stone house featuring beautifully preserved internal stone walls and updated mechanical systems for a seamless live-work set up. The sprawling grounds are a natural paradise, meticulously landscaped with mature Japanese Red Maples, Norwegian Spruces, lilacs, and apple trees. With a private pond, a 25 by 50 foot in ground pool, and a natural cave at the base of the mountain, this estate offers an inspiring, secure and ultra private environment for handlers and animals alike.

PROPERTY PHOTOS

140 STATION ROAD KINGSTON NY



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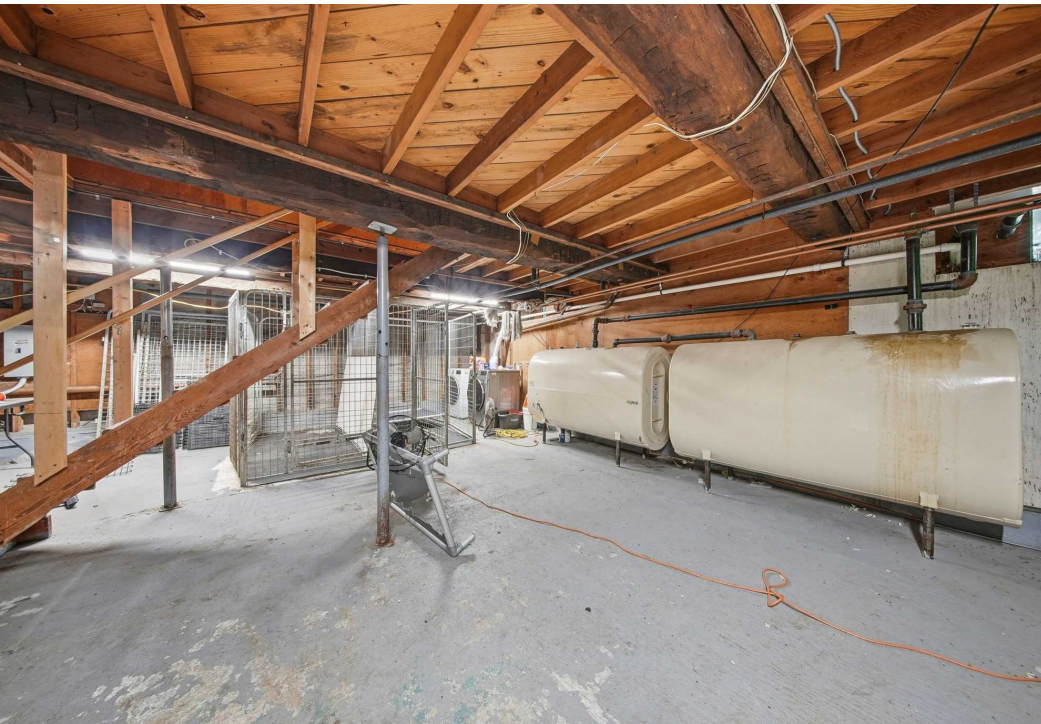
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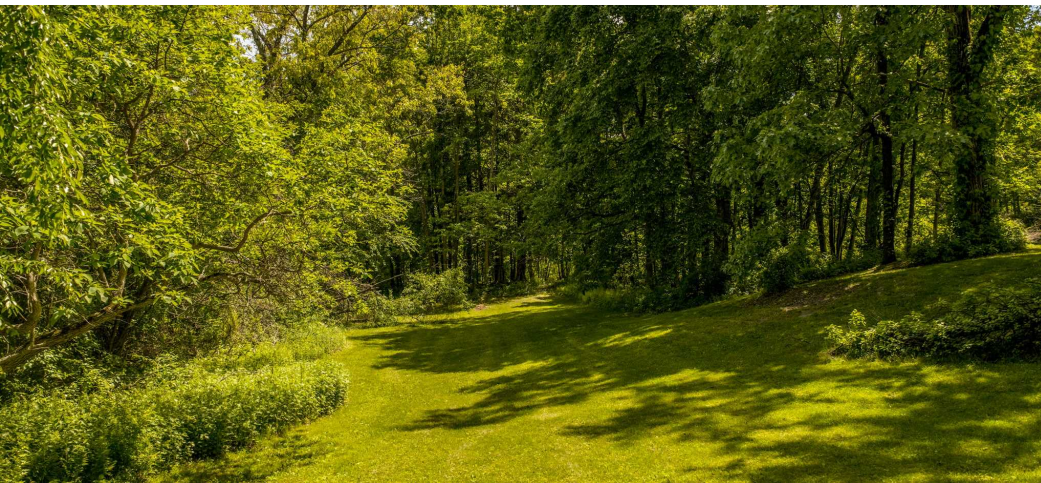
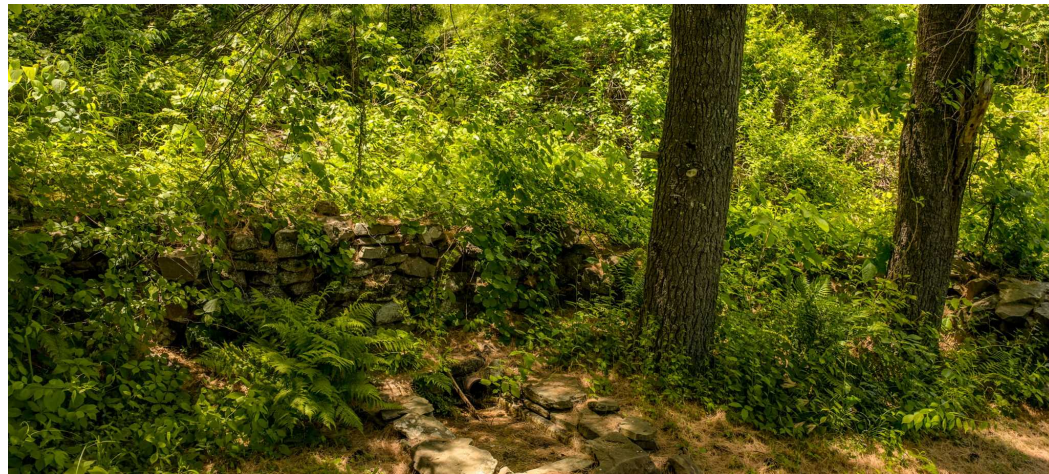
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MEET OUR TEAM

140 STATION ROAD



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

140 STATION ROAD KINGSTON NY



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