

# TAIL TOPIA

*1601 S Wardle Rd Sierra Vista Az 85635*

## FACILITY OVERVIEW

The facility could be immediately adapted to work as a fully functional shelter. Small improvements can easily be made over time to cater to the county's specific needs. The facility was built in 2017 and is ideally located within city limits just off Hwy 92. The county would be able to easily accommodate pet adoptions as well as volunteers who wish to assist with pet care, adoptions, and shelter operations.

- Lot Size: 2.29 acres
- 5,700 sq/ft covered area
- Separate ventilation system to lessen cross-contamination of holding/quarantine pets and adoptable pets.
- Multiple exercise yards, sensory garden, and agility yard for dogs. Multiple secure locations for meet and greets.
- All dog housing areas are equipped with an in-floor drain system.
- Includes an office, kitchen/break room, and a large lobby that can be divided for additional spaces
- Camera and climate systems that can be monitored remotely.
- Sally Port at all building entrances
- County vehicle parking in the rear with security fencing to safely unload pets into the quarantine area
- Additional land to house livestock or to add on in the future.
- Lots of outdoor places to safely walk dogs
- 24 runs indoor/outdoor covered runs separated by a guillotine door
- 2 large free-standing kennels, several small dog playpens for overflow or to highlight a dog, multiple collapsible kennels, 24 additional heavy-duty kennels that are movable and have a divider that can split them in half to make 48, and 2 extra heavy-duty hard plastic sided kennel.
- Automatic water bowls for dogs and elevated Kurunda cots
- The cat room is separate. Currently has 8 Mason cat condos with a separate litter box area for fractious cats
- All outdoor fenced areas are connected to the building and allow animals to be moved to different locations without worry of escape.
- pet washing station and a medical procedure room
  
- Fully equipped with wishy wash, pressure washers, cleaning supplies, computer, washer/dryer, bowls, litterboxes, kaivac and much more



6651927	Comm/Industry Sale	Active
Ttl Apx SqFt Bldg: 5,700 Ttl Apx SqFt Land: 99,928 # of Buildings: 1 Total Parking Spcs: 20 Covered Parking Spcs: 0 Uncvrd Parking Spcs: 20 Year Built: 2016 Zoning: commercial		Subdivision: Tax Municipality: Cochise - COUNTY Marketing Name: Planned Cmty Name: Volts/Amps: Type of Property: Hun Block: Map Code/Grid: Census Tract: 1,800

**Cross Streets: Directions:** From AZ-Hwy 92 S, turn right onto E Hazen Rd, turn right onto S Wardle Rd property is on the right.

**Public Remarks:** Tailtopia is a turn-key Boarding, Grooming and Training facility/business for sale! Strategically located in central Sierra Vista just off Hwy 92. This facility boasts 2.29 acres, a 5700 sqft all metal building w/dual ventilation systems, parking, Sally ports at all entrances, lobby w/ reception desk, office, kitchen/breakroom, laundry room, security system w/16 cameras, multiple outdoor play yards, sensory garden, agility course, 2 daycare rooms w/32 kennels and owner viewing windows, 24 Mason boarding suites w/ indoor/outdoor covered runs separated by a guillotine doors, automatic water bowls for dogs and elevated kurunda cots, separate cat boarding room w/8 cat condos, 3 grooming stations, 2 bathtubs piped for a third, pet washing station and medical procedures. Make appt to see today!

Features	Financial Info	Construction & Utilities	County, Tax and Financing
<b>Building Type:</b> Commercial <b>Stories:</b> 1 Story <b>Interior:</b> Finished; Fire Sprinklers; Security Camera(s); Public Restrooms <b>Exterior:</b> Corner Lot; Pole Sign <b>Amenities:</b> Computer Room <b>Parking:</b> Public Parking <b>Loading Facilities:</b> None <b>Ceiling Height:</b> 12.1 Feet to 14 Feet <b>Current Use:</b> Service Business; See Remarks	<b>Gross Annual Sch Inc:</b> \$0 <b>Adjusted Gross Inc:</b> \$0 <b>Other Income:</b> \$0 <b>Net Operating Income:</b> \$0 <b>Annual Ownr Asoc Fee:</b> \$0 <b>% Vacancy Allowance:</b> 0 <b>Owner Association:</b> No <b>Source of Fincl Data:</b> Provided by Owner	<b>Construction:</b> Metal <b>Flooring:</b> Metal <b>Floors:</b> Concrete <b>Fencing:</b> Block <b>Heating:</b> Heat Pump <b>Cooling:</b> Heat Pump <b>Gas:</b> SW Gas <b>Electric:</b> SSVEC <b>Water:</b> Private Franchise <b>Sewer:</b> Sewer - Public <b>Environmental:</b> None	<b>County Code:</b> Cochise <b>Legal Description (Abbrev):</b> IN NE4 BY M&B BEG 400'W OF THE NE COR OF NE4 S322.5' W310' N322.5' E310' TO POB SEC 12 22 20 2.2 <b>AN:</b> 105-16-001-C <b>Lot Number:</b> 20 <b>Town-Range-Section:</b> 22-20-12 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$14,246/2023 <b>Ownership:</b> Fee Simple <b>Total Owed:</b> 0 <b>Equity:</b> \$1,500,000 <b>Owner Wants:</b> Cash Only; Cash to Loan; Owner May Carry; Other (See Remarks) <b>Reports/Disclosures:</b> Seller Prop Disc Strm <b>Auction:</b> No

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 35 / 35 <b>List Date:</b> 01/17/2024 <b>Expire Date:</b> 09/03/2024 <b>Status Change Date:</b> 01/17/2024	<b>Original List Price:</b> \$1,500,000 <b>List Price:</b> \$1,500,000	<b>SA: N BB: Y / 2.5% Var: N Type: ER</b> <b>Other Compensation:</b>

**Office Remarks:**

Showing Instructions{{/PRIVATE}}	Owner/Occupant Information	Property Access
<b>Permission Required to Show:</b> Yes <b>Primary Showing Contact:</b> Listing Agent <b>Special Instructions See Private Remarks:</b> Yes <b>Showing Service:</b> No Showing Service Used <b>Showing Notification Methods:</b> Showing Service: No Showing Service Used; Text	<b>Owner:</b> Yes <b>Occupant - DND2:</b> Owner	<b>Lockbox Type:</b> None <b>Sign on Property:</b> No

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Taharra Morris-Reid tm661 SA660652000	OMNI Homes International omho001 LC659722000	520-508-0316	520-406-0000	taharramorrisreid@outlook.com	520-508-0316	
CLA	Calvin Case cc551 BR526589000		520-406-0000	520-406-0000	calvinjcase@gmail.com		520-406-0000

1601 S Wardle Rd-100



1601 S Wardle Rd-101



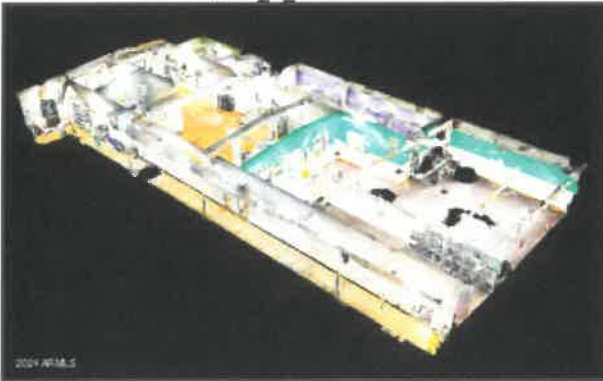
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1601 S Wardle Rd-117



1601 S Wardle Rd-118



1601 S Wardle Rd-119



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1601 S Wardle Rd-152



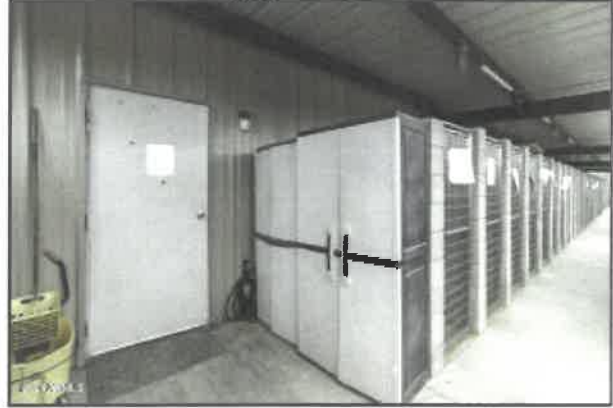
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1601 S Wardle Rd-160



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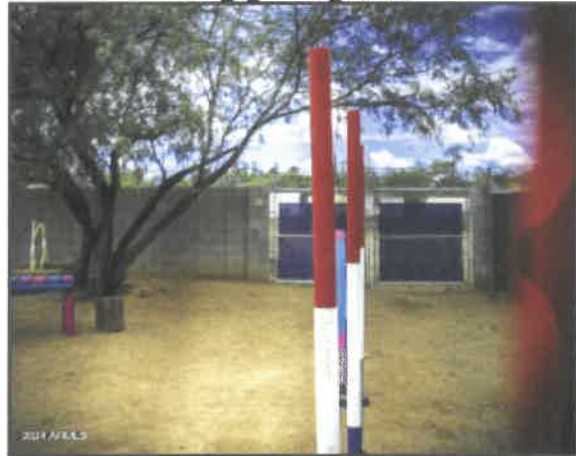
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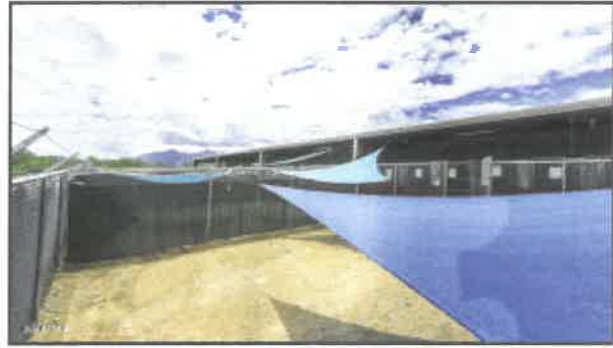
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