

# \$1,400,000 - 107 Cross Road, Lagrangeville

MLS® #M418763

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Residential Income on 4.70 Acres

NONE, Lagrangeville, NY

Thriving Dutchess County kennel business offering boarding and grooming for nearly half a century. The owners are considering retirement and would like to pass along the business to a new operator. The offering includes the kennel structure, two single family homes (one tenant occupied and one owner-occupied), and a 1.6 acre parcel suitable for another single family home or potential expansion of the business. The structures are on 3 parcels totaling approximately 7.5 acres. The kennel facility is comprised of three fully heated and air conditioned buildings and the yard is surrounded by a security fence. The owners reside on the premises.,Below Grnd Sq Feet:2000,ROOF:Asphalt Shingles,AboveGrade:6000,Unfinished Square Feet:2000



Built in 1942

## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | M418763         |
| Price      | \$1,400,000     |
| Sold Price | \$1,315,000     |
| Date Sold  | June 23rd, 2025 |
| Bathrooms  | 0.00            |
| Acres      | 4.70            |
| Taxes      | \$11,118        |
| Year Built | 1942            |

|          |                    |
|----------|--------------------|
| Type     | Residential Income |
| Sub-Type | Triplex            |
| Status   | Closed             |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 107 Cross Road  |
| Subdivision | NONE            |
| City        | Lagrangeville   |
| County      | Dutchess County |
| State       | NY              |
| Zip Code    | 12540           |

### Amenities

|          |                              |
|----------|------------------------------|
| Parking  | Attached, Garage, Off Street |
| Has Pool | Yes                          |
| Pool     | Above Ground                 |

### Interior

|              |                             |
|--------------|-----------------------------|
| Cooling      | Wall/Window Unit(s)         |
| Has Basement | Yes                         |
| Basement     | Unfinished, Walk-Out Access |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Brick, Vinyl Siding |
|----------|---------------------|

### School Information

|          |                          |
|----------|--------------------------|
| District | Arlington                |
| Middle   | Union Vale Middle School |
| High     | Arlington High School    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2023 |
| Days on Market | 407                |
| Zoning         | RLD                |

### Listing Details

|                     |                                  |
|---------------------|----------------------------------|
| Listing Courtesy of | BHHS HUDSON VALLEY PROPERTIES LG |
|---------------------|----------------------------------|

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