



Established Veterinary Clinic & Commercial Opportunity

Business + Real Estate Opportunity | Mesquite, Nevada



Established veterinary clinic operating since 1992 offering a rare opportunity to acquire both the commercial real estate and established business operations. This offering includes a 2,481 SF veterinary clinic building plus an additional approximately 1,000 SF auxiliary building providing flexibility for expansion, grooming, boarding, storage, office use, or additional services.

Property & Business Highlights

- Established veterinary clinic since 1992
- Real estate and business offered together
- Owner occupied; building owned free & clear
- Suitable for owner-user or investment acquisition
- Approx. 3,481± SF combined building area
- Additional 1,000 SF auxiliary building
- Equipment & FF&E included
- Financial package available upon NDA



Investment Overview

Asking Price: **\$1,400,000**

Estimated Real Estate Allocation: **\$950,000**

Projected Market Rent: Approximately **\$1.80/SF/month including CAM structure**

Potential uses include veterinary, medical office, specialty healthcare, animal services, grooming, or related commercial uses subject to buyer verification.

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