

Colliers

Four Star Real Estate
4starRE.com

For Sale/Lease

2502-2514 SW 4th Avenue
Ontario, OR



View Site Tour

Marty Justus
Four Star Real Estate
+1 541 709 7744
martyj@4starre.com

Jim Shipman, OR Lic #201237182
Lincoln Hagood
Colliers
+1 208 472 1667
lincolnhagood@colliers.com



2880 Square Feet Available

Property Overview

Property Type	Animal Medical, Dog Boarding and Grooming
Property Nickname	Former location of Ontario Animal Hospital (Dr. Lindsay Norman)
Total Building Size	2,880 SF Medical Building 2,030 SF Grooming Building
Land Size	1.36 Acres
Price/SF	\$142.36 PSF
Sale Price	\$699,000.00
Parking	10+
Available	Agent Must Accompany

Space Available

Suite	Size
2514 SW 4th Ave	2,880 SF
2502 SW 4th Ave	2,030 SF

Key Highlights

- Former location of Ontario Animal Hospital (Dr. Lindsay Norman)
- 2514 SW 4th Ave vacant ideal for owner occupancy
- Separate utilities for buildings
- Property may be dividend subject to City and County approvals
- 1.36 Acres



For Sale/Lease

Demos

	1 Miles	3 Miles	5 Miles
Population	15,945	106,939	210,125
Households	6,417	38,767	76,062
Avg. Income	\$86,729	\$123,200	\$130,598



2502



2514



Photo Gallery

2514



2502



2514



2502



Photo Gallery- 2502



Photo Gallery- 2514



Location

 [Google Map](#)

 [Street View](#)



241 SW 3rd Ave
Ontario, OR 97914
+1 208 345 9000
colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensors(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.