

MESQUITE VETERINARY CLINIC

BUSINESS & COMMERCIAL REAL ESTATE OPPORTUNITY

371 Riverside Road | Mesquite, Nevada

OFFERED AT

\$1,400,000



±9.2% PRO FORMA GROSS RETURN

Projected Rent: \$2.10/SF/Month

THE OPPORTUNITY

Rare opportunity to acquire an established veterinary clinic operating since 1992, including both the commercial real estate and business assets. The property includes a 2,481 SF veterinary clinic plus an additional ±1,000 SF auxiliary building, providing flexibility for expansion, boarding, grooming, office use, storage, or additional services.

Owner-occupied and owned free and clear, this specialty commercial asset is positioned for an owner-user, expanding veterinary group, investor, or medical operator seeking an established operation with a long-term community presence.

OFFERING SUMMARY

Asking Price	\$1,400,000
Allocated Real Estate Value	\$950,000
Main Clinic	2,481 SF
Auxiliary Building	±1,000 SF
Total Improvements	±3,481 SF
Business / Goodwill	Included
FF&E	Included
Established	March 1992

INVESTMENT POTENTIAL

Projected annual rent: approximately \$87,721

±9.2% pro forma gross return*

*Based on \$2.10/SF/month on ±3,481 SF and \$950,000 allocated real estate value.



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PROPERTY & INVESTMENT HIGHLIGHTS

Mesquite Veterinary Clinic | Business + Real Estate + FF&E



CLINIC EXTERIOR



AUXILIARY BUILDING



TREATMENT / PREP AREA



LABORATORY / WORK AREA



EXAM / WORK AREA



X-RAY AREA

PROPERTY HIGHLIGHTS

- Established veterinary clinic operating since 1992
- Real estate and business offered together
- ±3,481 SF combined building area
- Specialty veterinary improvements already in place
- Additional flex building for expansion opportunities
- Equipment and FF&E included; inventory available

INVESTMENT POSITIONING

- Projected market rent: \$2.10/SF/month
- Projected annual rent: approximately \$87,721
- ±9.2% pro forma gross return on allocated real estate value
- Suitable for owner-user or investment acquisition
- Financial package available upon NDA
- Proof of funds or lender qualification requested

CONFIDENTIAL OFFERING

Detailed financial statements, equipment list, business information and additional due diligence materials are available to qualified purchasers following execution of an NDA and verification of financial capability.