

MO10212 - Health and Medical

Northern California - Central Coast

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Long established 50-year veterinary hospital & services business for small animals in North Monterey County. It services four counties. The veterinarian owner is ready to retire after 36 years. He is working half-time for the last 8 years & his financials reflects this. The 1,659 sq.ft. building has two exam rooms, treatment room, surgery/dental room, and a receptionist/waiting room. There are 9 large kennel runs outside in the spacious yard. Lots of opportunity for a new practitioner to expand to a full schedule & include large animals. Income in 2018 was \$245,689 working half time. The 3 acre property can be bought for \$575,000.

### Veterinary Hospital and Care



### Recast Earnings (Not Verified By Business Team)

	12 Months Ended 12/31/2019	12 Months Ended 12/31/2018	12 Months Ended 12/31/2017	12 Months Ended 12/31/2016
<b>Sales</b>	\$226,657	\$245,689	\$249,784	\$250,606
<b>Adjusted Cash Flow</b>	\$44,007	\$52,197	\$58,135	\$63,577

### Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	2	0	DMV license, Health Permit Solid Waste Management, CA Veterinary Premises Permit
Owners	1	0	
Hours of Operation	Mon-Sat: 8-12 PM		

### Price/Terms

### Lease

Asking Price	\$130,000	Monthly Rent Including NNN	\$2,138
Down Payment	\$78,000	Expires	New Lease
Inventory (included)	\$0	Option	For 5 years
Real Property Available	Yes	Size (sq.ft.)	1659
		New Lease Available	Yes

### Miscellaneous

Type of Organization	Sole Prop	Training	2 weeks 20 hours
Reason for Sale	Retiring after 45 years		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.