

MO10216 - Real Estate

Northern California - Central Coast

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3-acre property in North Monterey County with present use of a veterinary hospital business for small animals since the 1960s. • Office building 1659 Sq.Ft. • 2 exam rooms, treatment room, surgery/dental room, & a receptionist/waiting room. • Basement 252 Sq.Ft. • Kennel room 257 Sq.Ft. • 9 large kennel cages/runs outside in the spacious inner yard. • 2-Bedroom rental house 984 Sq.Ft. Tenant has been there for 10 years paying \$1100 month-to-month. • 1,152 Sq.Ft. Barn & a mobile home • One well serves the property. • Zoning: LHR Low Density Residential allows a Commercial Kennel • The veterinary hospital business is also for sale. Each can be bought separately or together.

**Office Building & Rental house on 3 Acres for Sale****Recast Earnings** (Not Verified By Business Team)**Financial Data Not Available****Operations**

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	0	CA Veterinary Premises Permit for present use
Owners	0	0	
Hours of Operation	8AM-12PM		

**Price/Terms****Lease**

Asking Price	\$575,000	Monthly Rent Including NNN	\$0
Down Payment	\$575,000	Expires	
Inventory (included)	\$0	Option	No
		Size (sq.ft.)	1659
Real Property Available	Yes	New Lease Available	No

**Miscellaneous**

Type of Organization	Sole Prop	Training	-
Reason for Sale	Retiring. Business also for sale		

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.