

VETERINARY BUILDING & PRACTICE FOR SALE

11 Airport Drive Wappingers Falls NY 12590



Turnkey opportunity to acquire an established veterinary practice in a convenient central Dutchess County, NY location. A 3,000 SF professional building in excellent condition. Built in 2005 & well-maintained. Building includes reception/administrative area with product display section, 2 examination rooms, a vet's office, bathing & grooming area, a large kennel area, a beautiful upstairs kitchen & full bathroom. The building is on a 2.80 acre lot with plenty of convenient parking surrounding the building. Located near established residential neighborhoods. 4 minutes to Route 113 (Vassar Rd.) which connects Red Oaks Mills and the Spackenkill residential area to Route 9. The building is located on the corner of Airport Drive & Route 376 (New Hackensack Rd.) which is the major thoroughfare to Hopewell Junction and East Fishkill, populated and growing residential areas. Sale price of \$950,000 includes the existing practice.

For Information, please contact Sam Finnerman (sam@hudsoncommercial.com)



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REAL ESTATE CORP

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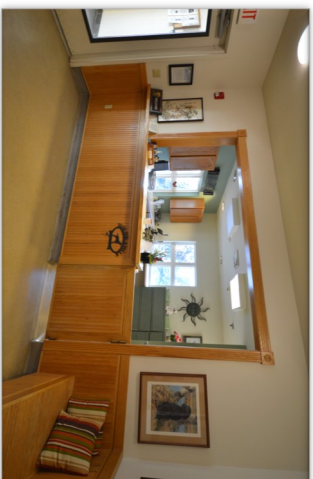
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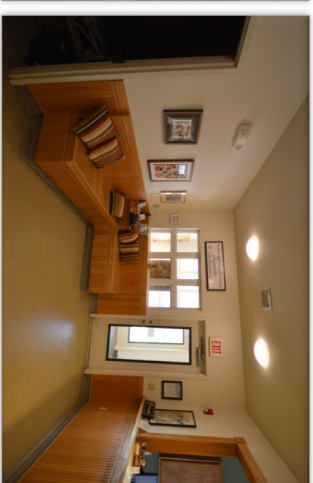
AIRPORT DRIVE ENTRANCE



VIEW FROM ROUTE 376



WAITING AREA VIEW 1



WAITING AREA VIEW 2



SURGERY



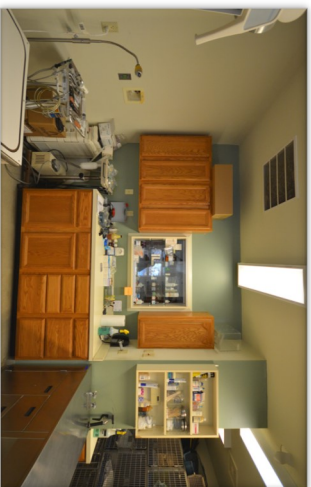
XRAY/TREATMENT VIEW 1



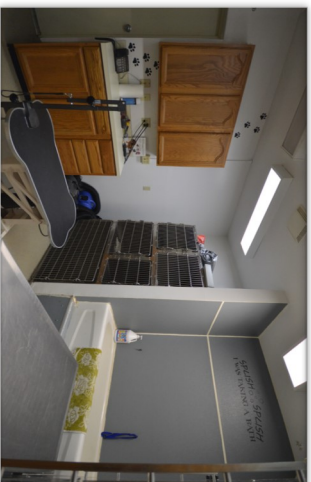
XRAY/TREATMENT VIEW 2



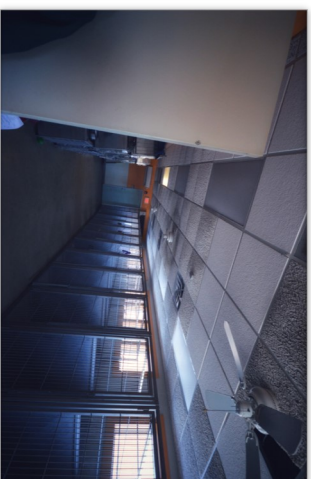
OFFICE AREA



PREP AREA



GROOMING



KENNELS VIEW 1



KENNELS VIEW 2



UPSTAIRS BATHROOM VIEW 1



UPSTAIRS BATHROOM VIEW 2



UPSTAIRS KITCHEN VIEW 1



UPSTAIRS KITCHEN VIEW 2