

For Sale

**17532 Highway 2,
Trenton, On**

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Rockwell Commercial Real Estate, Brokerage

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**Freestanding
Building**



**6%
Cap Rate
Avg. Rent**



**3% Annual
Rent Increases**



**100%
Occupied**

The Offering

Investment Opportunity – Freestanding Veterinary Hospital, Trenton, Ontario.

Rockwell Commercial Real Estate is pleased to offer, to qualified investors, the opportunity to acquire a freestanding veterinary hospital secured by a long-term lease with annual rent escalations.

This 6,000 sq. ft. building represents a rare opportunity to purchase a high-profile asset located in one of Trenton's most vibrant and rapidly developing commercial nodes. Trenton is a growing community anchored by Canadian Forces Base Trenton and has experienced steady population and economic growth.

The tenant, a well-established veterinary hospital supported by consistent demand for essential pet care services. With a new long-term lease, reliable tenancy, and predictable cash flow, the property offers investors a stable, low-management, and passive investment opportunity.

Property Details

Lot Size:	± 0.726 acres (± 31,645.87 sf)
Building Size:	± 6,000 sf
PIN:	511740370
Property Taxes (2025):	\$23,035.73
Frontage:	± 99.79 ft
Parking:	Ample on-site
Site Services:	Municipal
Electrical:	To be confirmed
Comments:	Up-to-date Phase I Environmental & Building Report

Tenant Information	
Tenant	Rentable Area (sf)
Hillcrest Animal Hospital	± 6,000 sf

Asking Price \$2,950,000.00



Zoning

CC (Corridor Commercial Zone) zoning allows for a wide variety of uses including:

- Business, professional or administrative office
- Commercial fitness centre
- Child care centre
- Financial institution
- Hotel
- Motel
- Personal service shop
- Pet services
- Restaurant
- Retail store
- Retail store, convenience
- Retirement home
- Service commercial use
- Shopping centre
- Veterinary clinic

National Defense

Canadian Forces Base
TRENTON

Rockwell
COMMERCIAL



Trenton High School



St. Paul's
Secondary School



St. Peter's
Catholic School

Highway 2
Dundas St



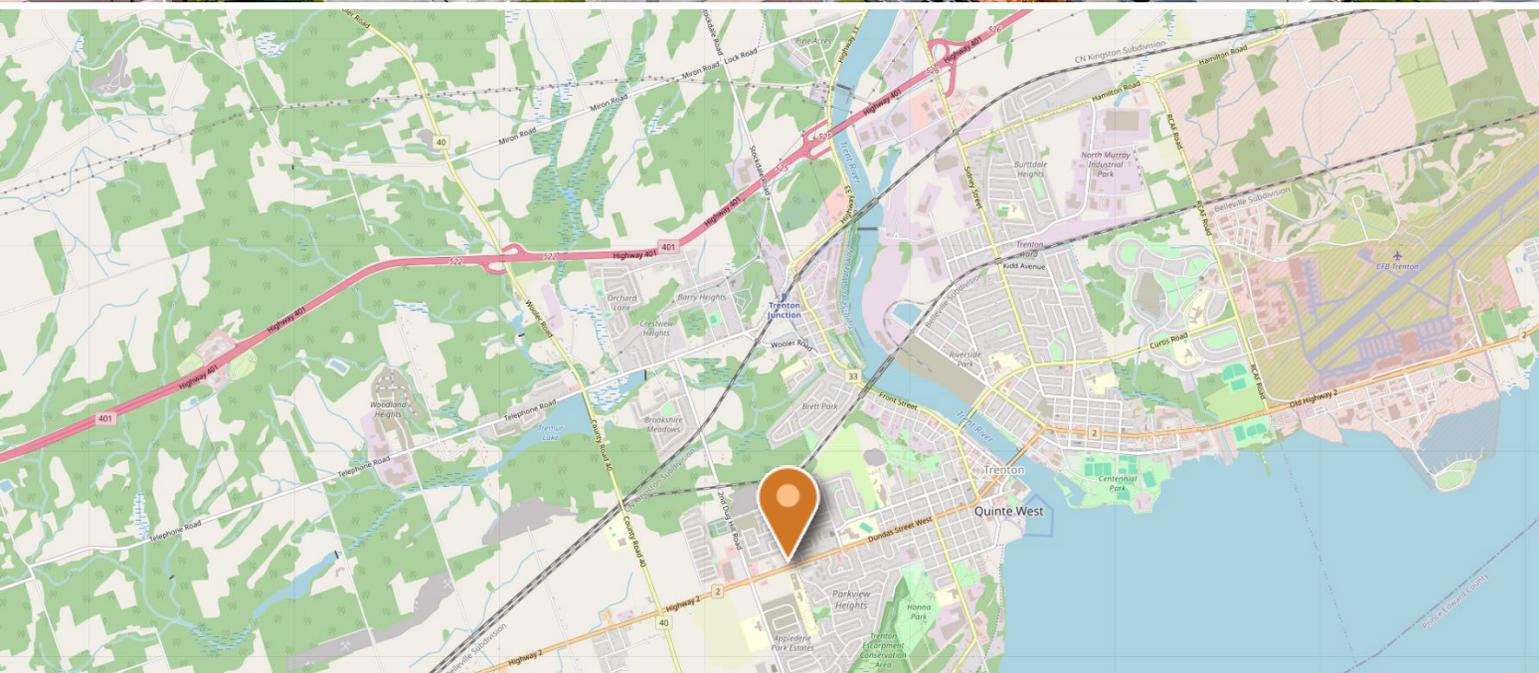


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Contact Information

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