



5620 Rowlett Rd

5620 Rowlett Rd, Rowlett, TX 75089



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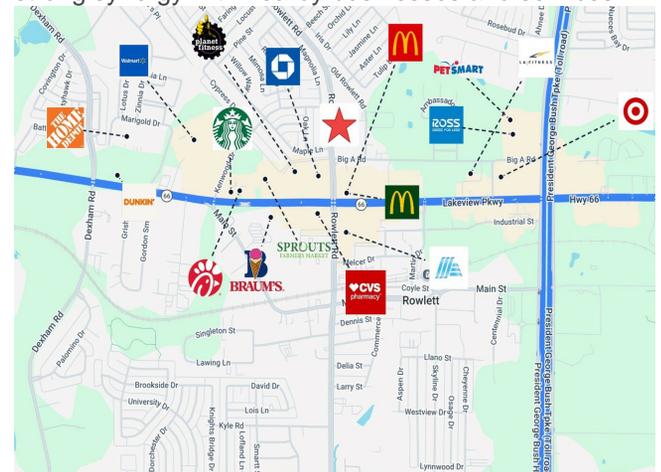
5620 Rowlett Rd

\$1,175,000

Versatile Commercial Space – Former Veterinary Clinic, Ready for Your Vision!

Looking for the perfect space to bring your business to life? This commercial property, previously a veterinary clinic, is now available for a variety of uses! With a thoughtfully designed layout, including multiple rooms, private offices, and open areas, this space is ideal...

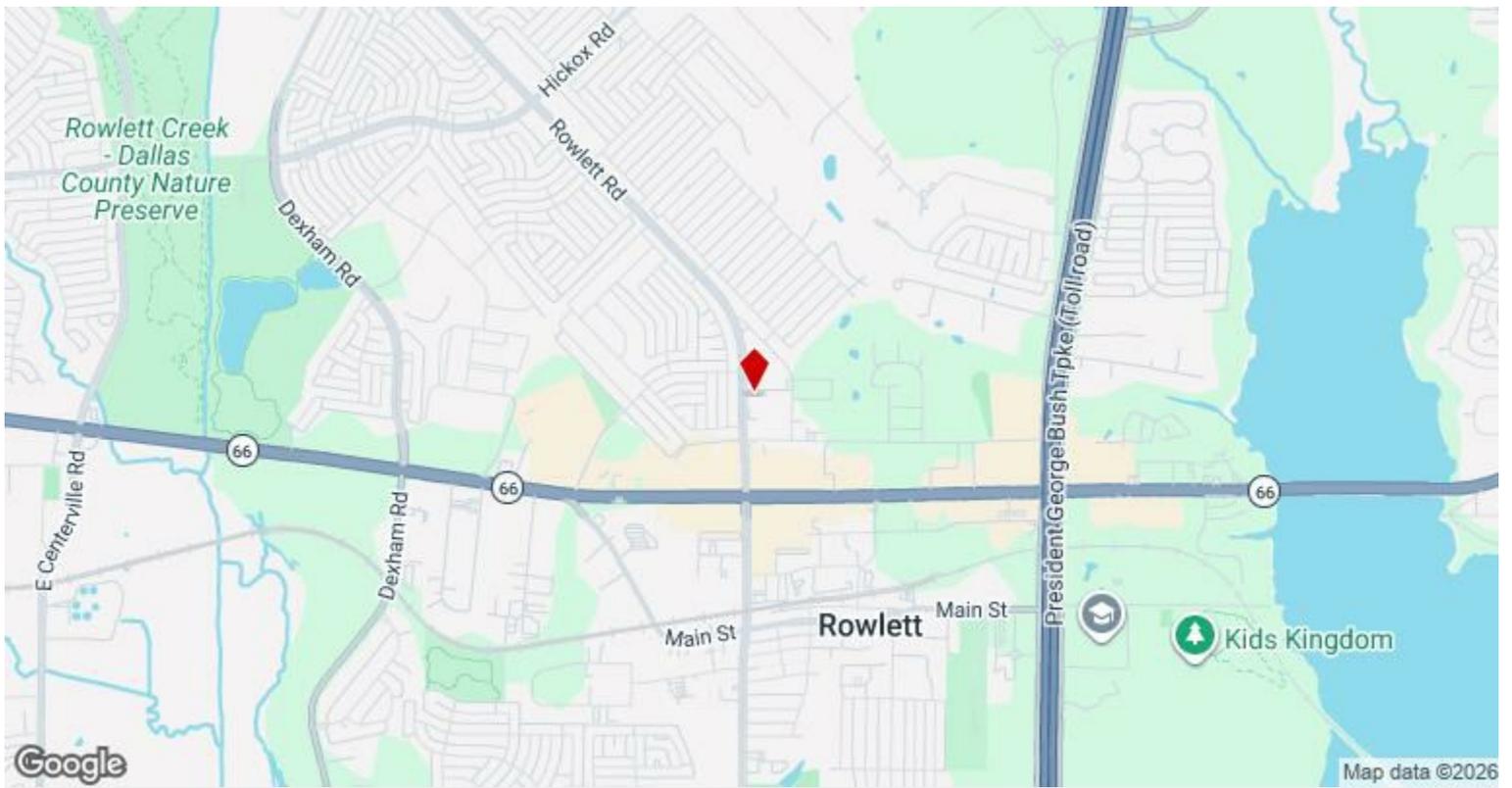
- Prime high-visibility location with excellent accessibility for clients and customers.
- Flexible layout featuring multiple rooms, private offices, and open areas adaptable for diverse business uses.
- Large reception area designed to create a professional first impression.
- Ample on-site parking to accommodate staff and visitors conveniently.
- Move-in ready condition, minimizing upfront renovation costs and accelerating business launch.
- Surrounded by a thriving commercial corridor, offering strong synergy with nearby businesses and services.



| | |
|----------------------|--------------------------|
| Price: | \$1,175,000 |
| Property Type: | Retail |
| Property Subtype: | Veterinarian/Kennel |
| Building Class: | C |
| Sale Type: | Investment or Owner User |
| Lot Size: | 0.56 AC |
| Gross Building Area: | 7,039 SF |
| No. Stories: | 1 |
| Year Built: | 1976 |
| Parking Ratio: | 1.56/1,000 SF |
| Zoning Description: | Z92 |
| APN / Parcel ID: | 44901640010010000 |
| Walk Score ®: | 64 (Somewhat Walkable) |
| Transit Score ®: | 35 (Some Transit) |

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|---------------------------|-------------|---------------|
| Four Paws Animal Hospital | - | |



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Property Photos



Property Photos



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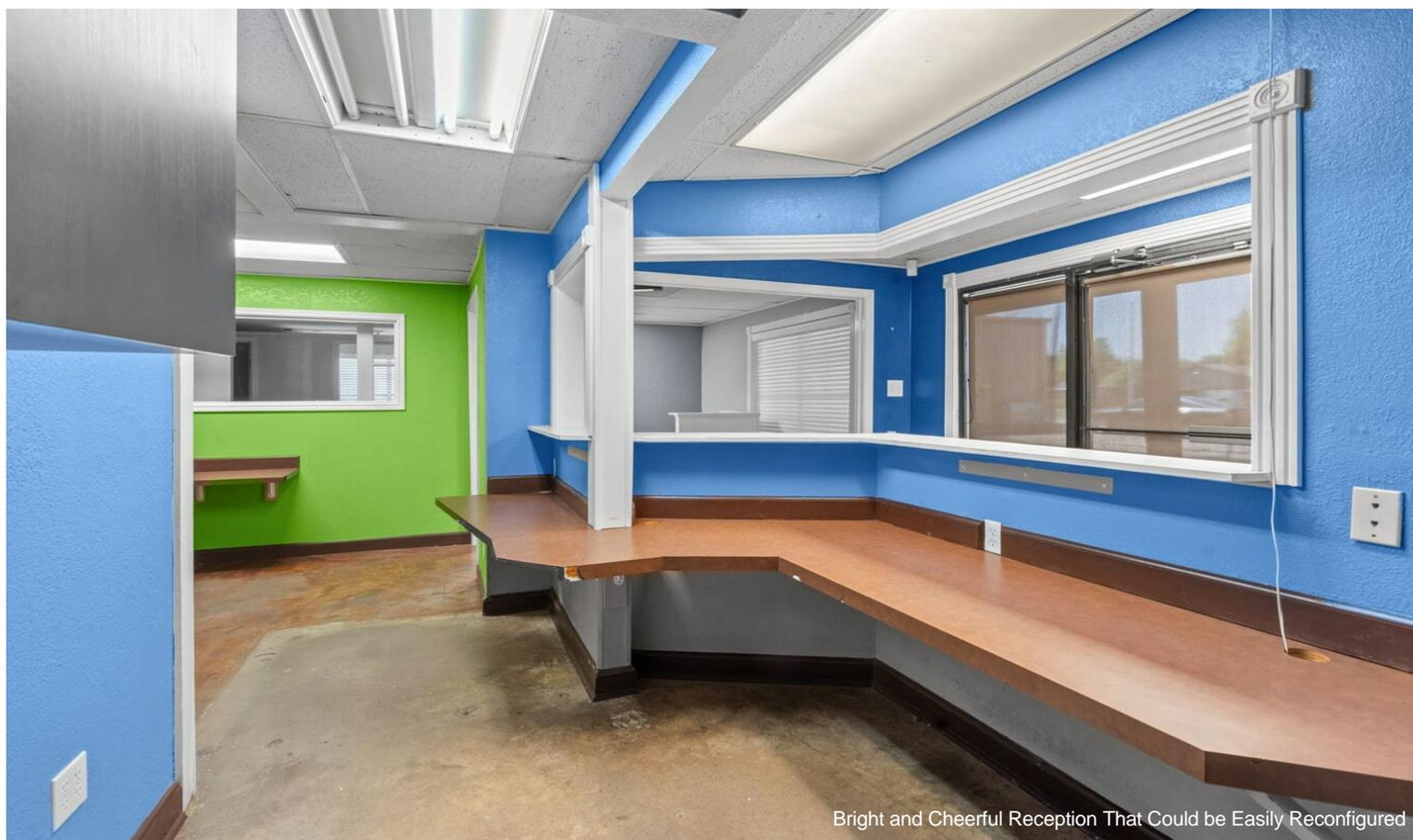


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Property Photos



Admin or Open Work Space



Bright and Cheerful Reception That Could be Easily Reconfigured

Property Photos



Reception



Circular Drive

Property Photos

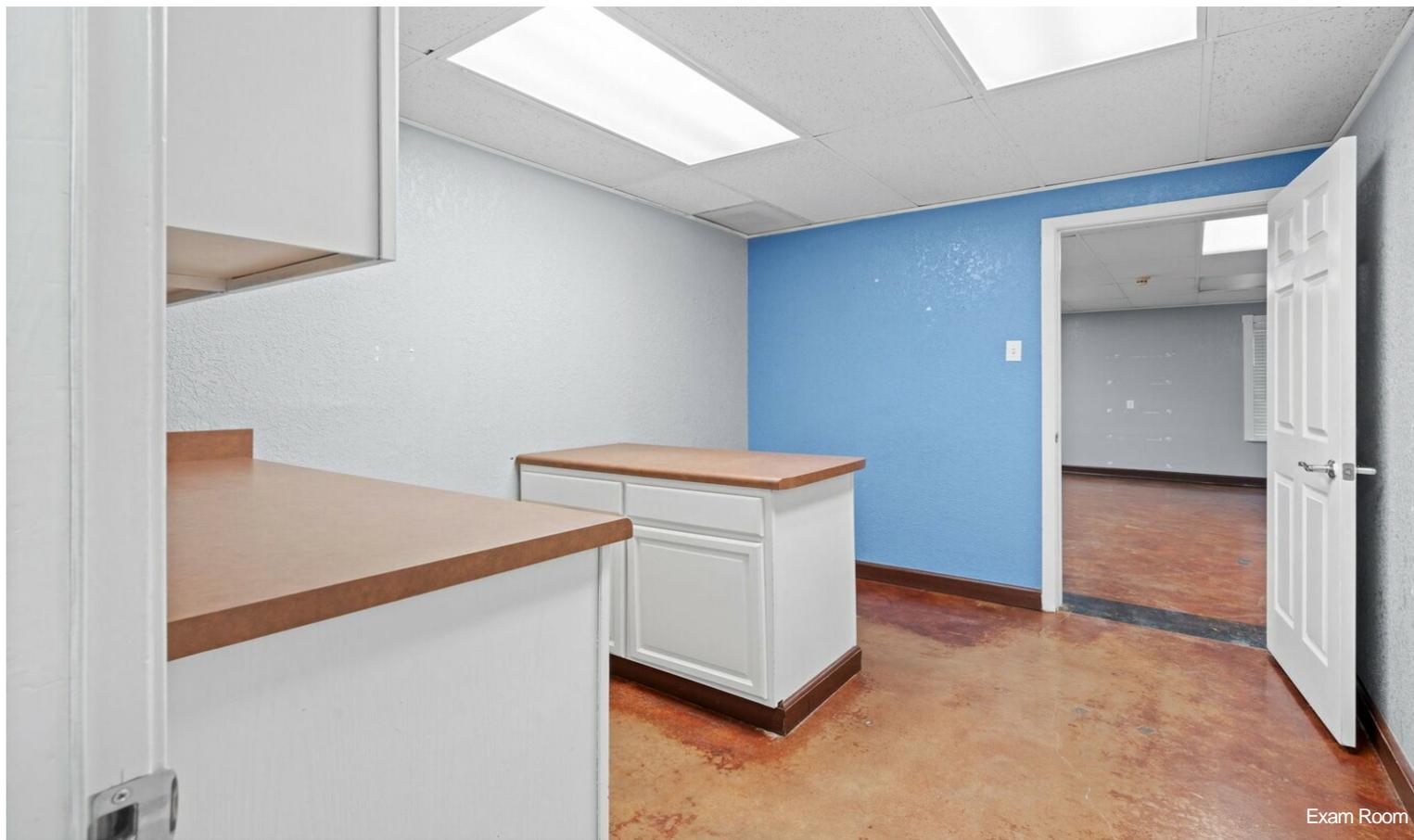


Easy to Relocate Interior Walls



Exam Room

Property Photos



Exam Room



Treatment Room

Property Photos



Property Photos



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Exam room

Property Photos



Wide Hallways for Easy Access

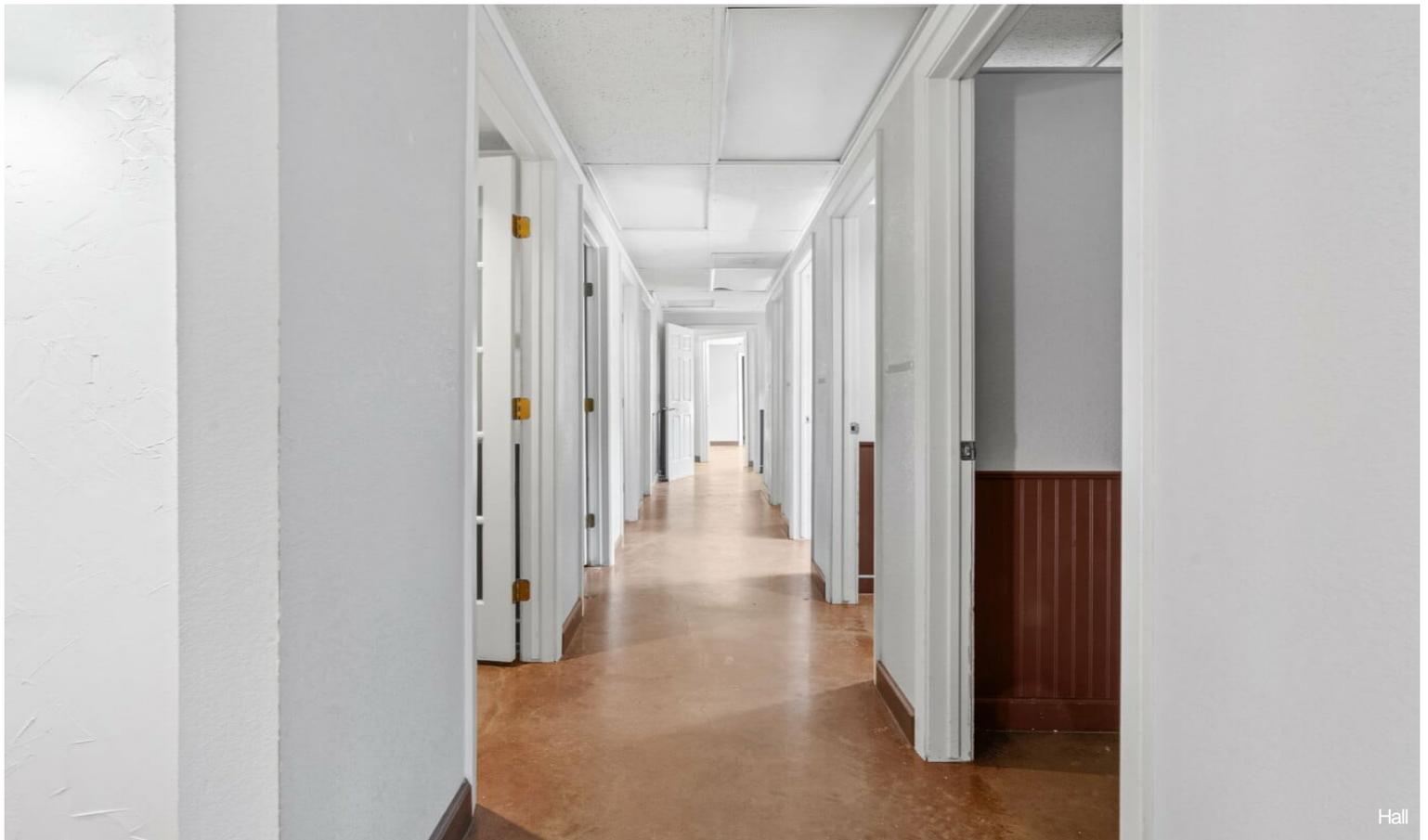


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Property Photos



62-web-or-mls-DSC09981



Hall

Property Photos



Multiple office spaces or exam rooms

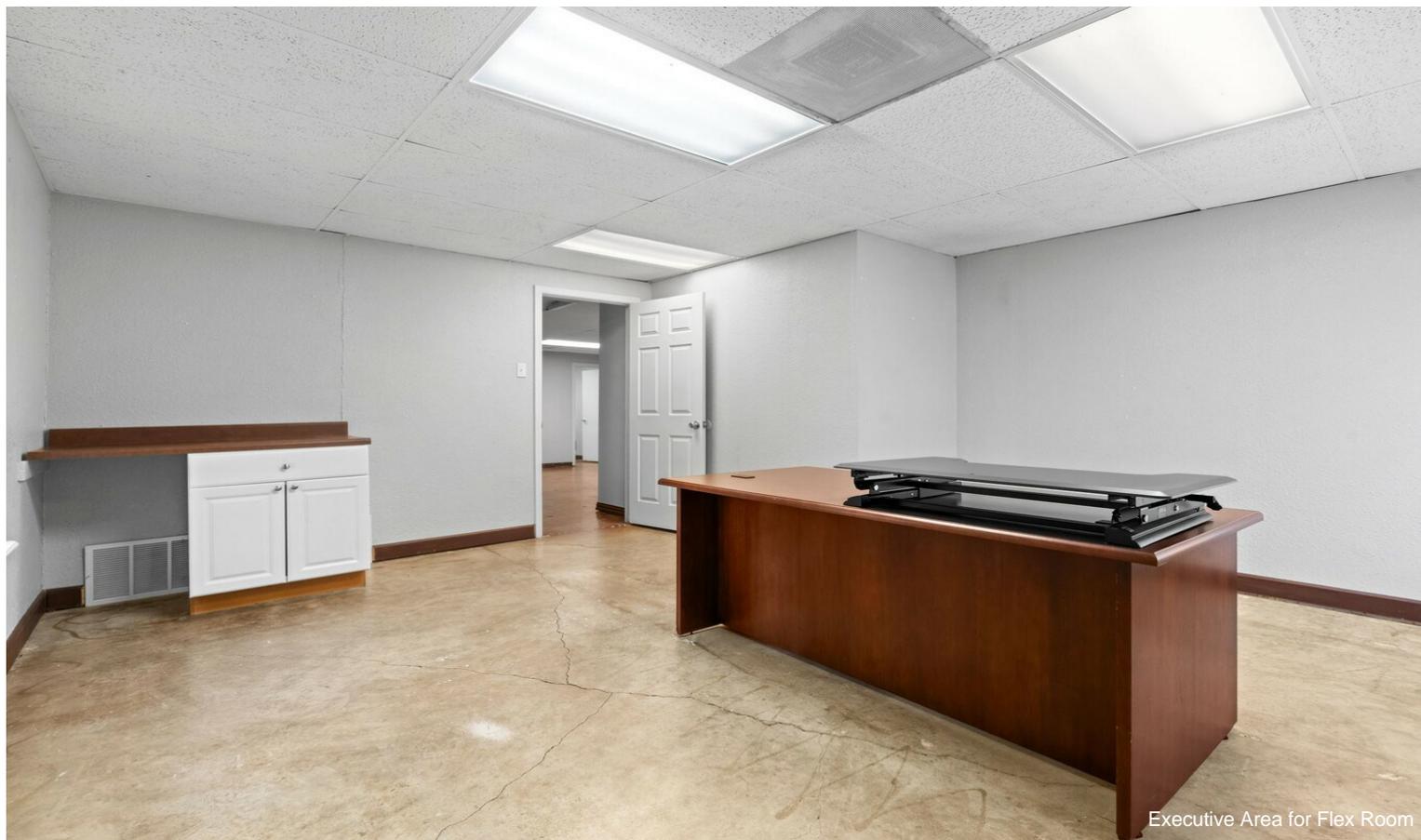


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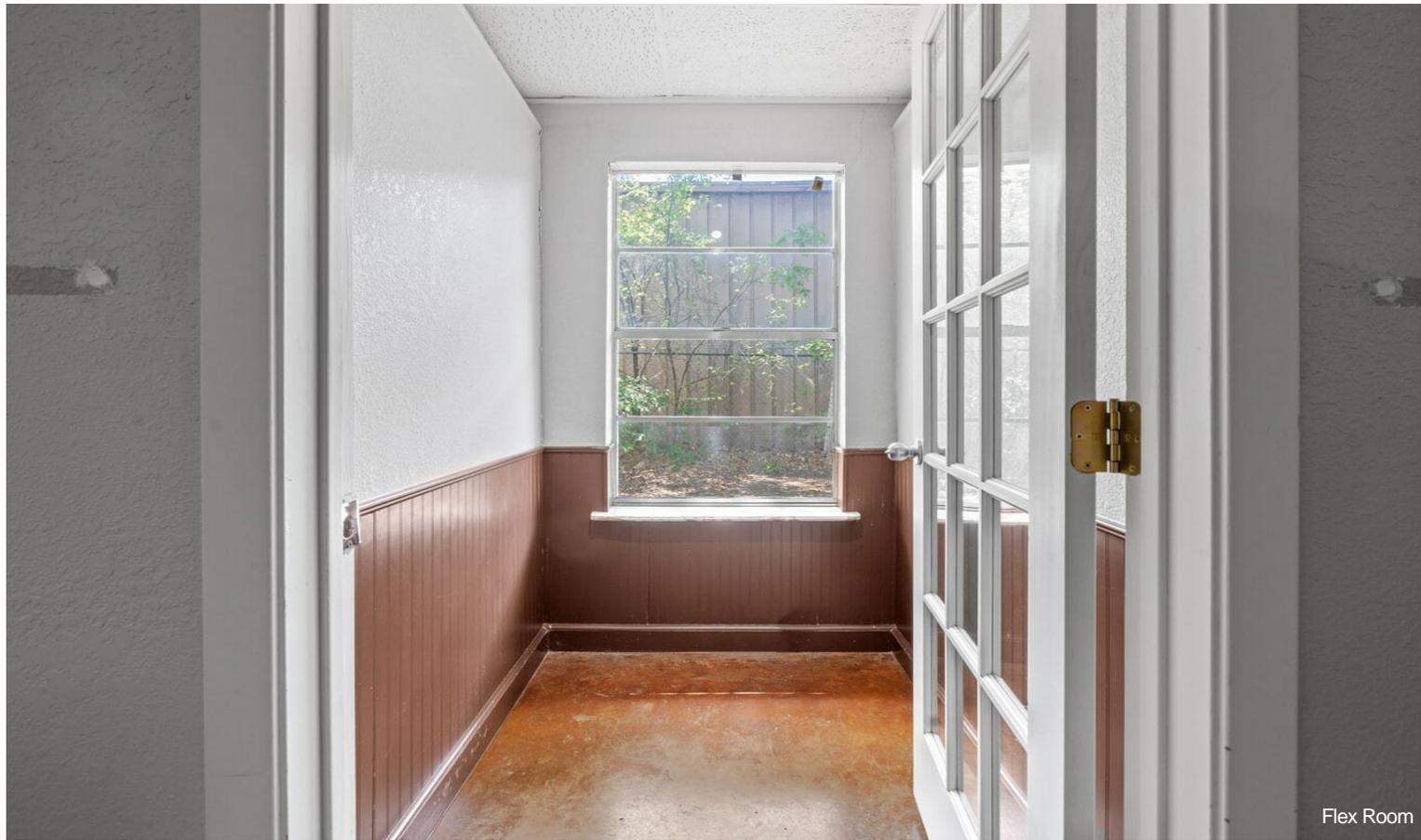
Property Photos



Property Photos



Property Photos



Flex Room



Flex Room

Property Photos



Tons of Storage Space and Water supply



Back exit to separate 2000+- building

Property Photos

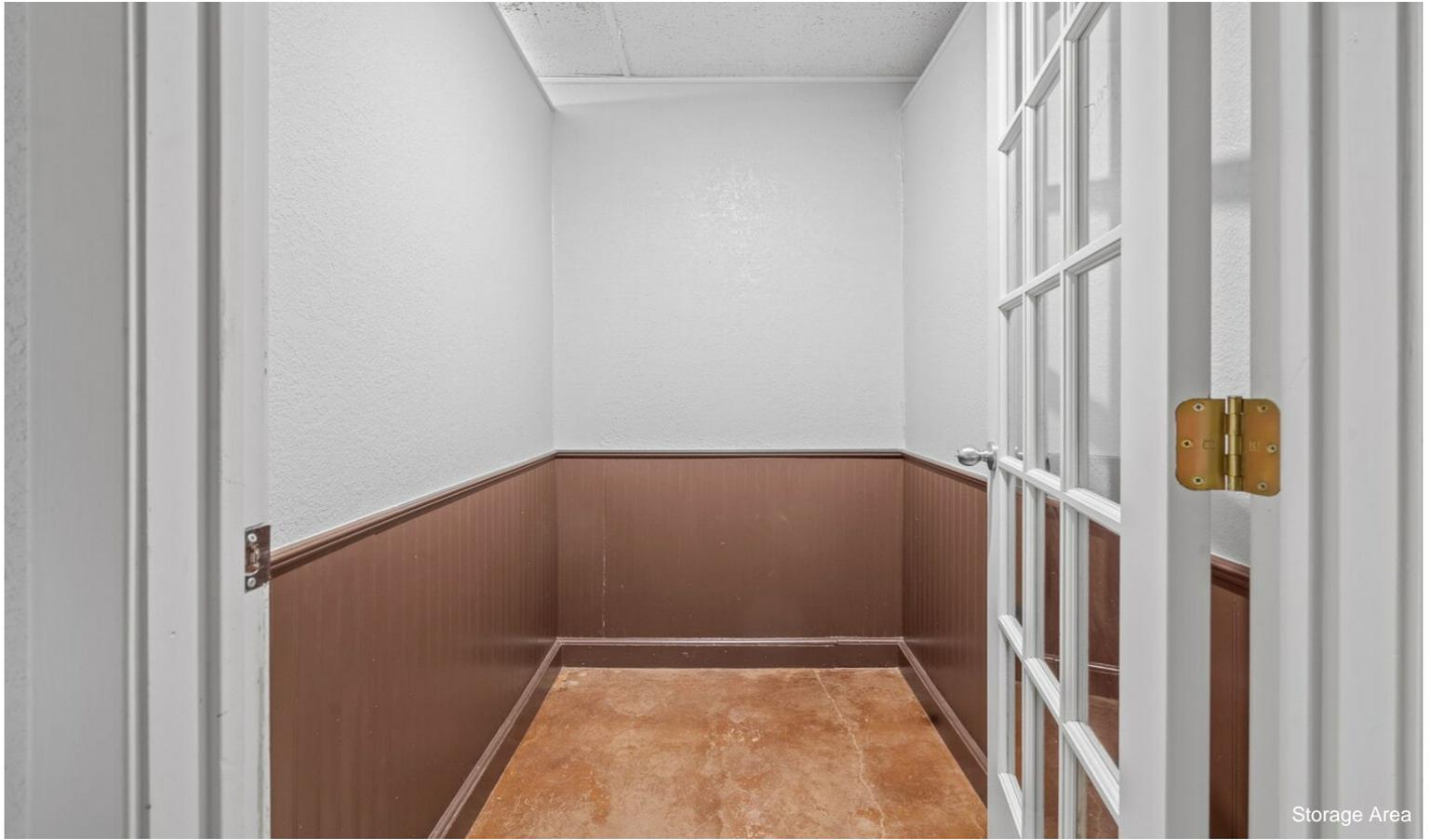


Flex Room

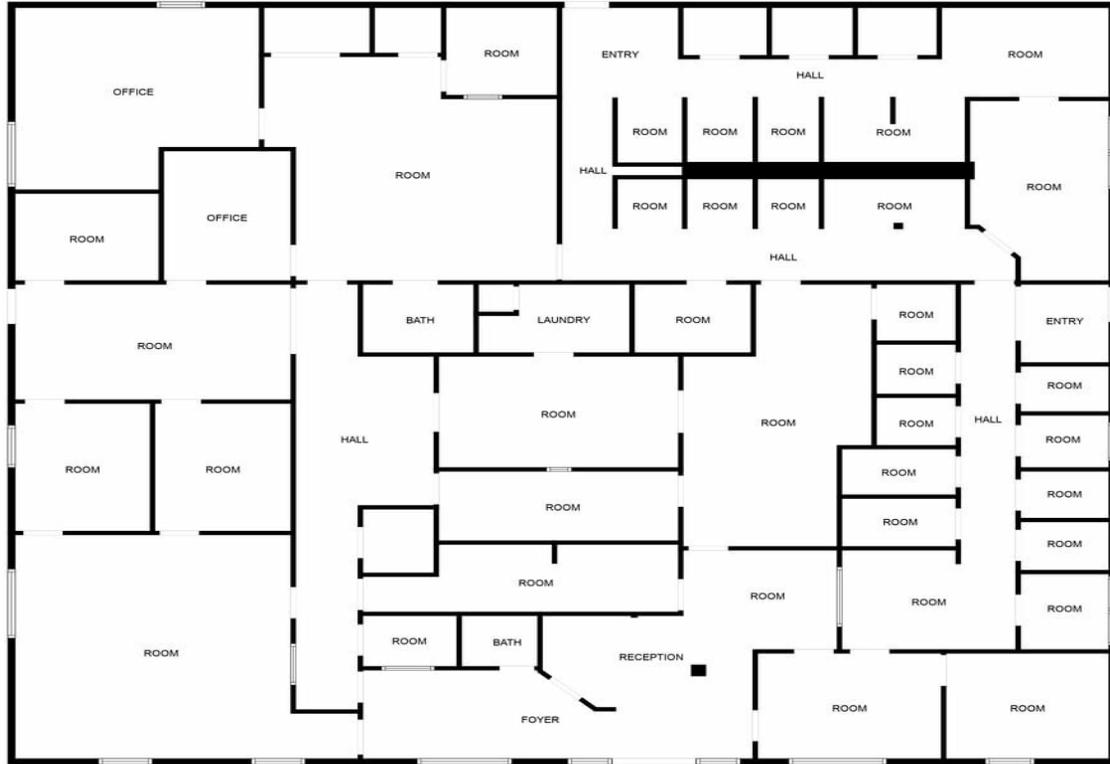


Treatment Room Rear Building

Property Photos



Property Photos



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Property Photos



Back of Building



Well ventilated with HVAC

Property Photos



Property Photos



Back Building



multiple office spaces or exam rooms

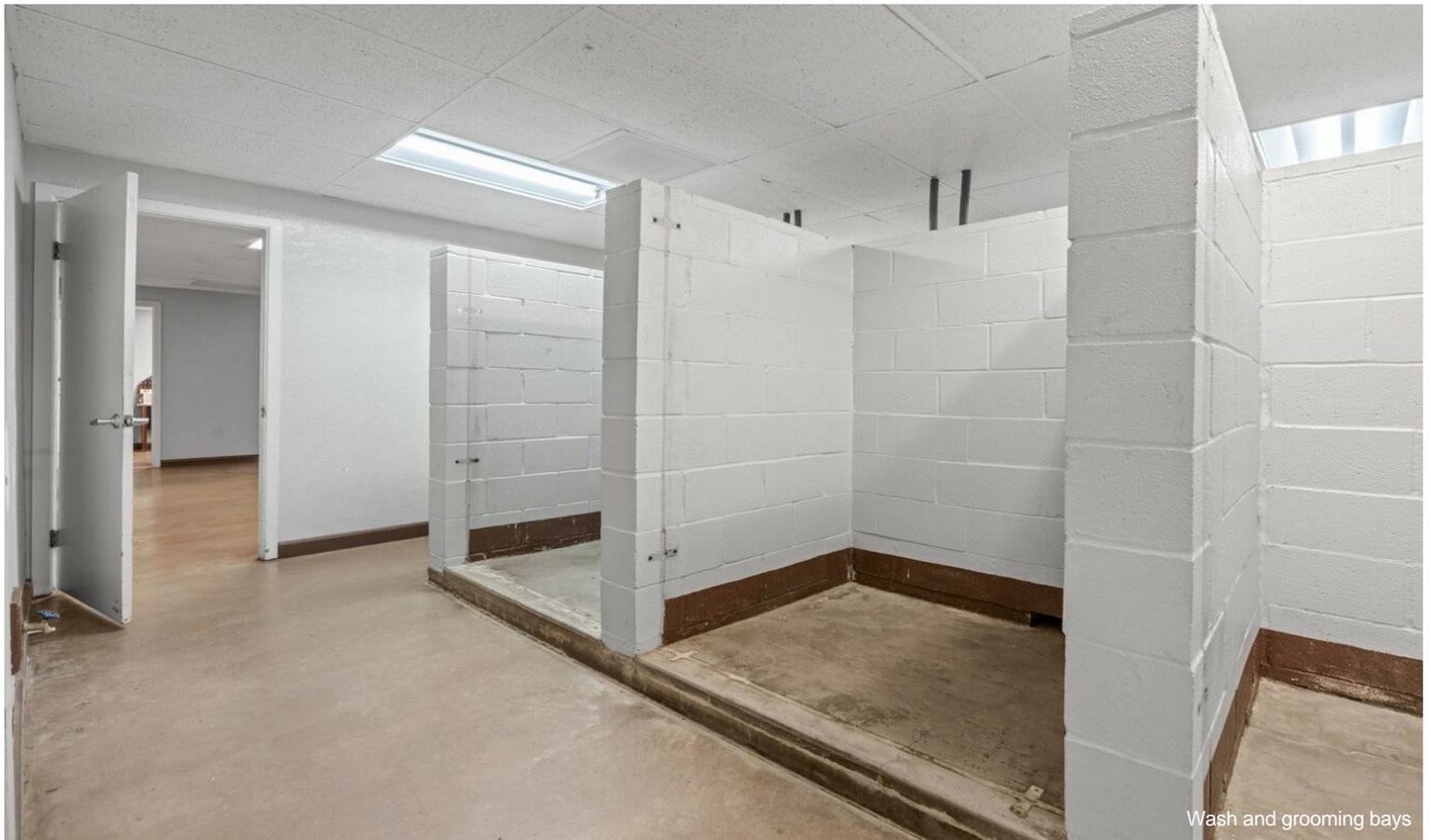
Property Photos



Property Photos



wash and grooming bays



Wash and grooming bays

Property Photos

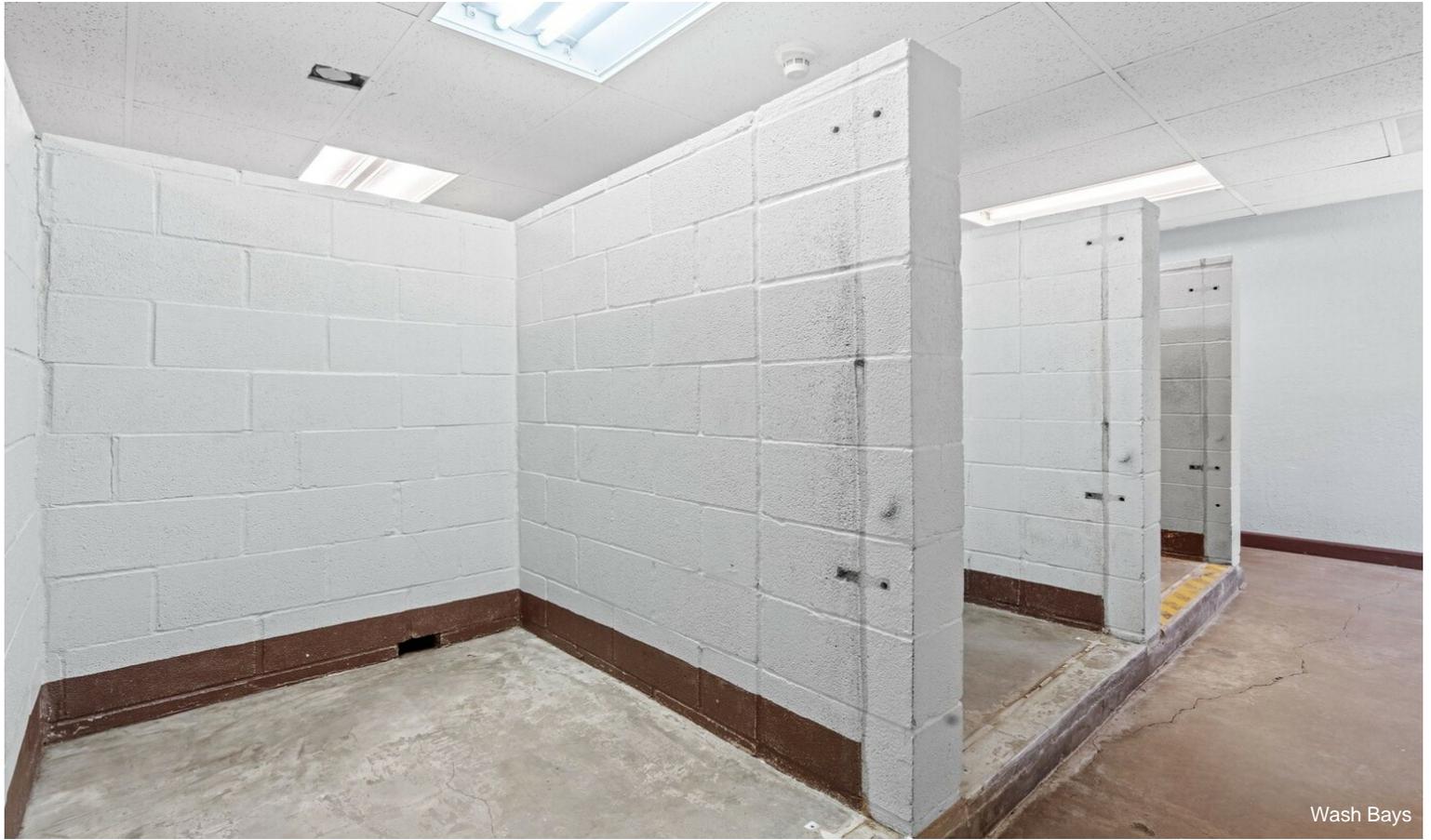


Back of building opens to grassed and tree shaded area

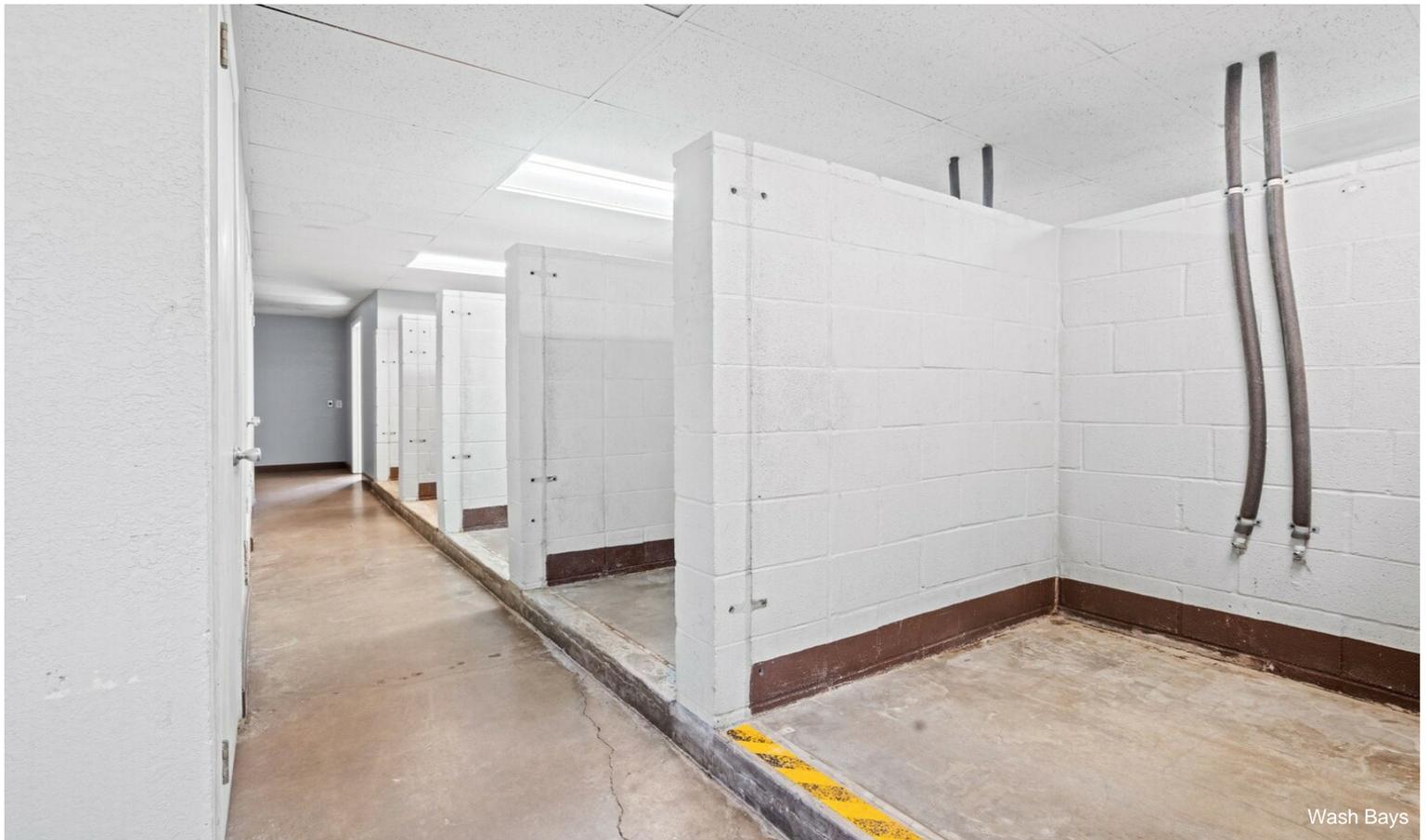


Water

Property Photos

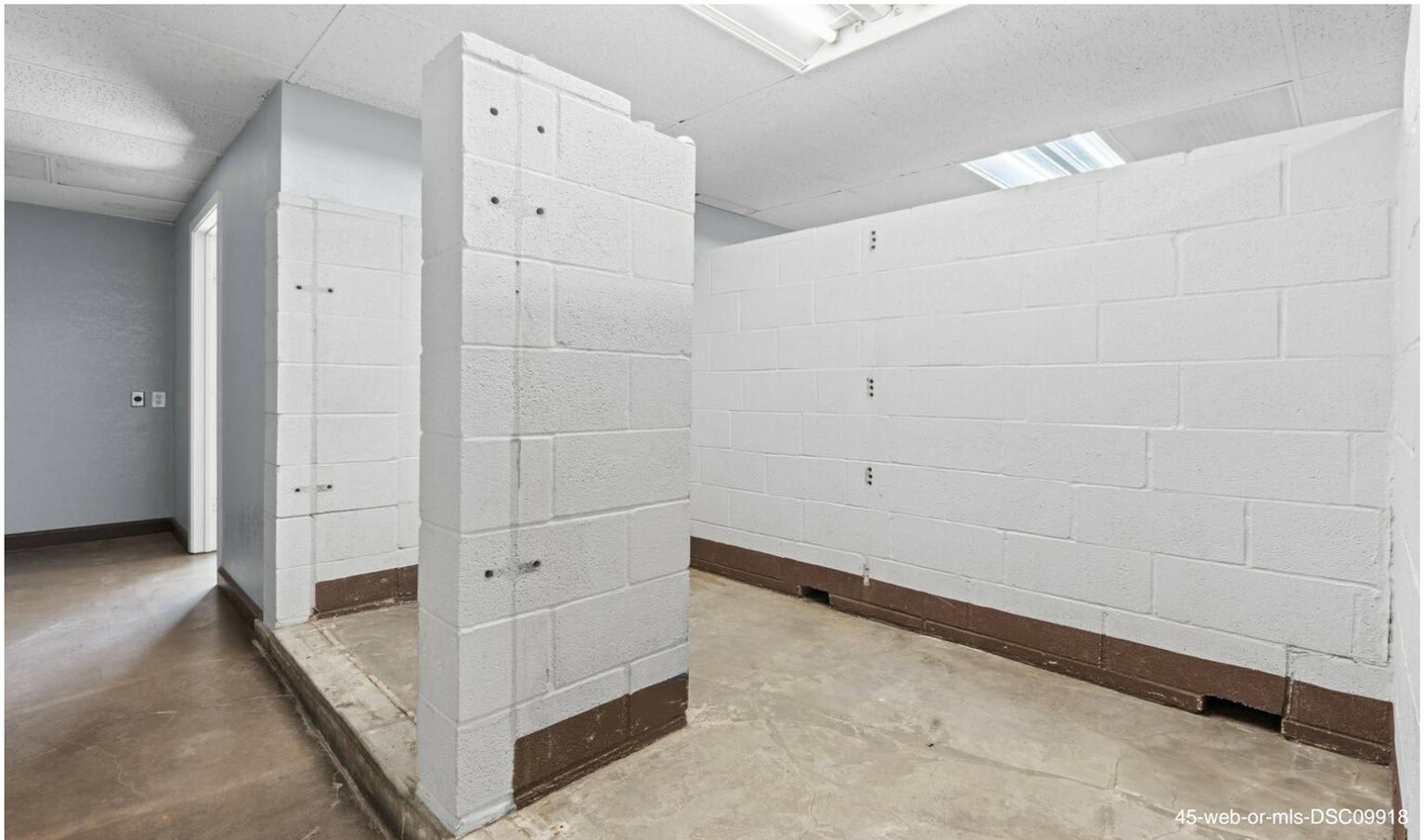


Wash Bays

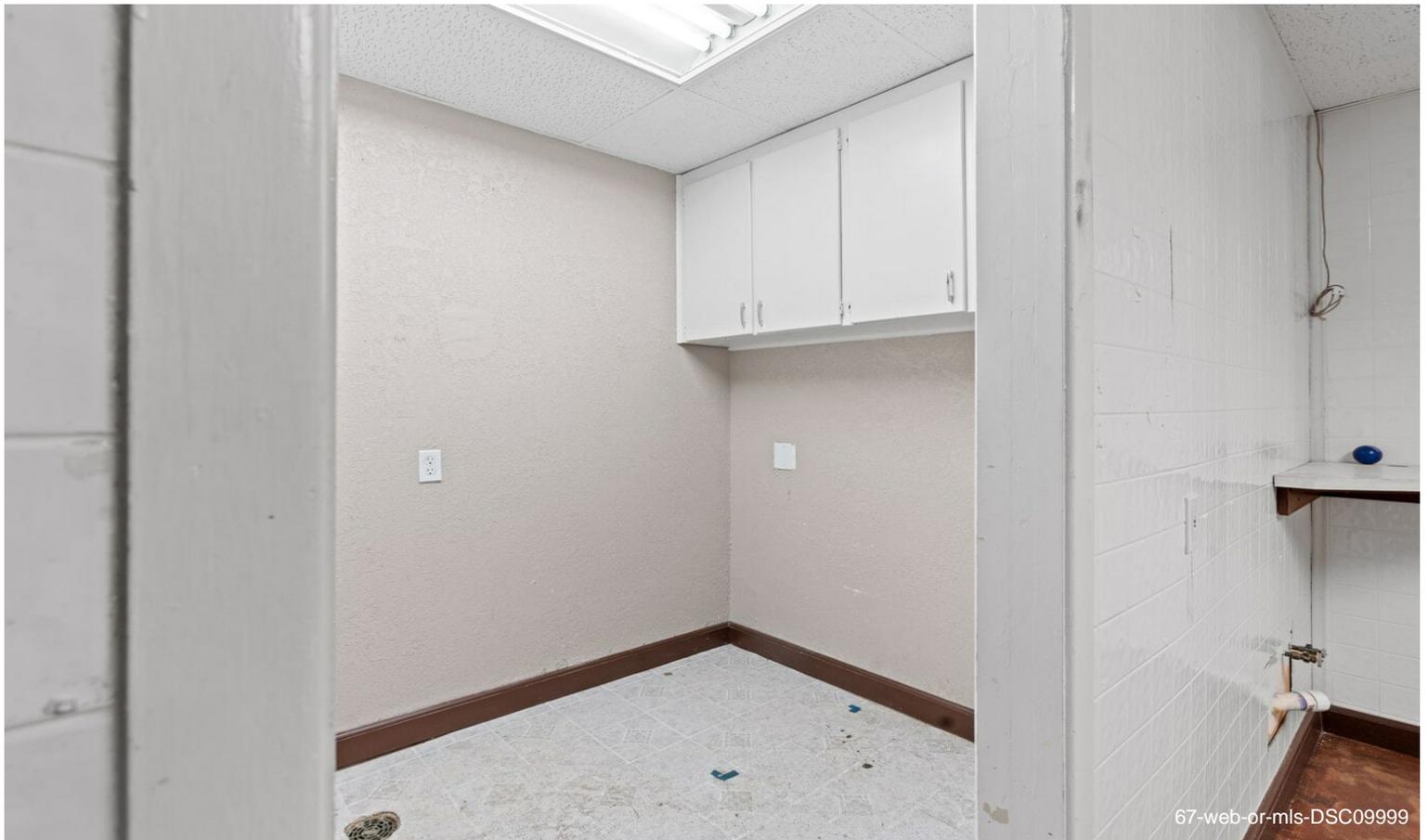


Wash Bays

Property Photos



Property Photos



Property Photos

