

VETERINARIAN/KENNEL FOR SALE

ANIMAL HOSPITAL BRIER CREEK

10500 Little Brier Creek Lane, Raleigh, NC 27617



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
LOT SIZE:	3.05 Acres
YEAR BUILT:	2007
BUILDING SIZE:	4,123 SF
ZONING:	CX-3-PK
MARKET:	Raleigh
SUBMARKET:	RTP/RDU
PRICE / SF:	\$400.19

PROPERTY OVERVIEW

Accessible and Conveniently Located Veterinarian Hospital For Sale. Located in Brier Creek area, this 4,123 SF building, with option to expand an additional 3000 SF, offers multiple exam rooms, a surgical room, boarding area, private offices, a warm and inviting waiting/reception area.

The 3.05 acre site includes 18 surface parking spots, sidewalks, attractive landscaping, parking lot lighting and monument signage at road frontage intersection. Less than 1/10th a mile from intersection of TW Alexander and Glenwood Avenue, includes 280 feet of road frontage on Little Brier Creek Ln. Zoned CX-3-PK (Commercial Mix Use - 3 Stories - Parkway) the building offers multiple uses - offices, retail, service, limited residential, medical.

Additionally, owners are interested in selling existing business to include all equipment and current inventory. Contact Broker for more details or questions.

PROPERTY HIGHLIGHTS

- Conveniently Located in Brier Creek Area
- Over 3 acres of land with building
- Zoning offers Multiple Uses
- Well maintained Veterinarian Hospital
- Owners Interested in Selling Existing Business

KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY
919.471.8000
7751 Brier Creek Parkway, STE 100
Raleigh, NC 27617

TOMMY DALTON
Managing Director
O: 919.471.8000
C: 919.322.3643
tommy.dalton@kw.com
NC #279899



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

VETERINARIAN/KENNEL FOR SALE

ANIMAL HOSPITAL BRIER CREEK

10500 Little Brier Creek Lane, Raleigh, NC 27617



KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY
919.471.8000
7751 Brier Creek Parkway, STE 100
Raleigh, NC 27617

TOMMY DALTON
Managing Director
O: 919.471.8000
C: 919.322.3643
tommy.dalton@kw.com
NC #279899

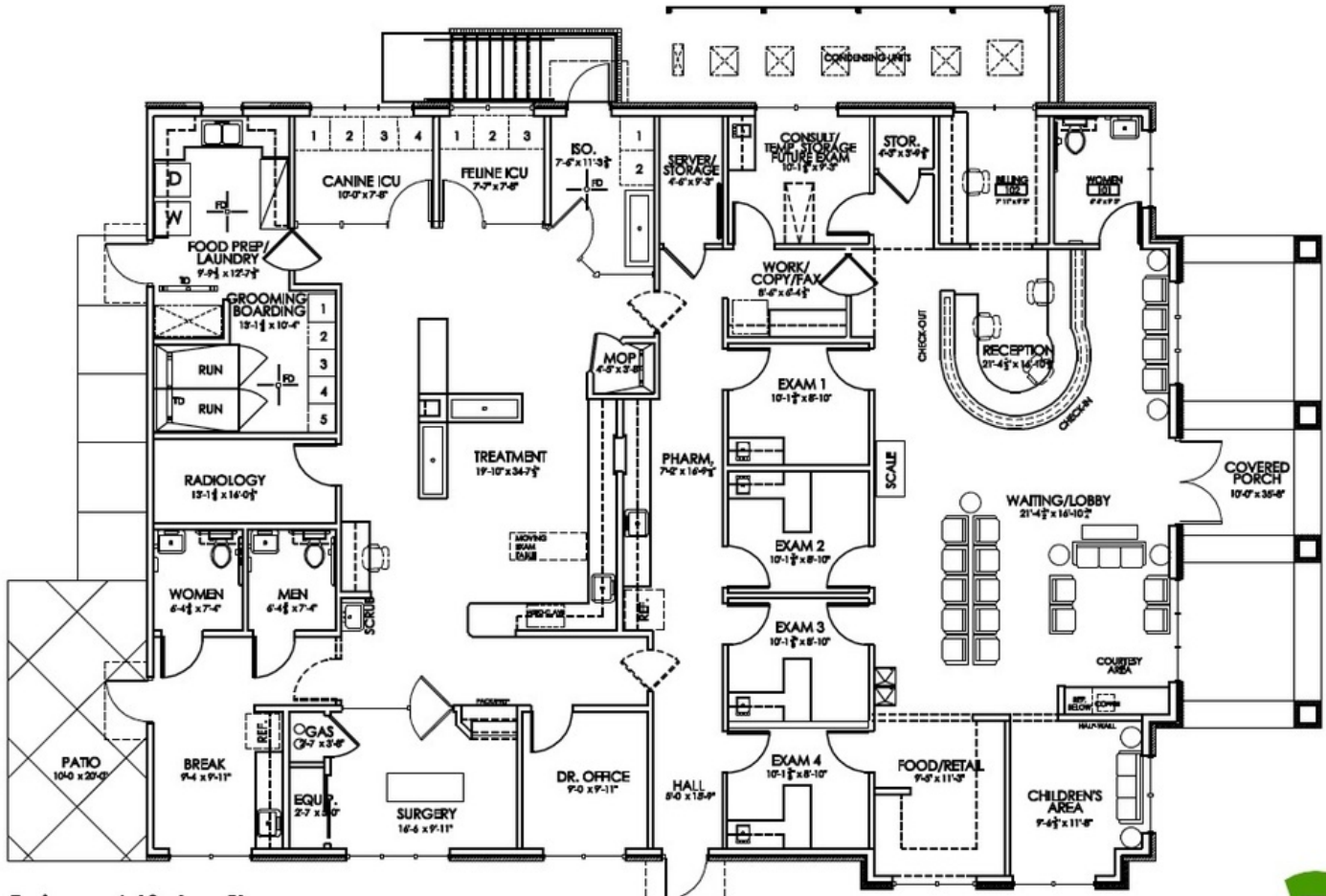


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

ANIMAL HOSPITAL BRIER CREEK

10500 Little Brier Creek Lane, Raleigh, NC 27617



KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY
919.471.8000
7751 Brier Creek Parkway, STE 100
Raleigh, NC 27617

TOMMY DALTON
Managing Director
O: 919.471.8000
C: 919.322.3643
tommy.dalton@kw.com
NC #279899

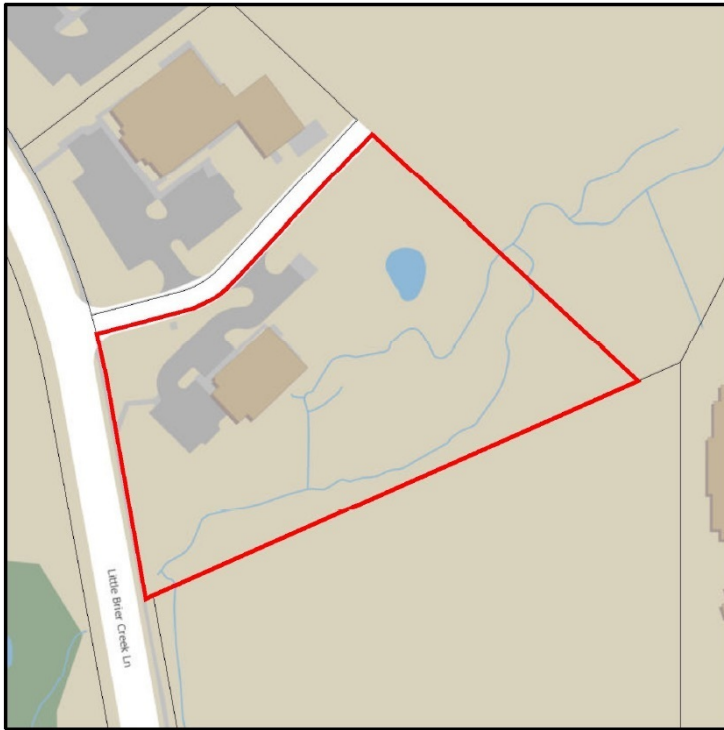


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VETERINARIAN/KENNEL FOR SALE

ANIMAL HOSPITAL BRIER CREEK

10500 Little Brier Creek Lane, Raleigh, NC 27617



KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY
919.471.8000
7751 Brier Creek Parkway, STE 100
Raleigh, NC 27617

TOMMY DALTON
Managing Director
O: 919.471.8000
C: 919.322.3643
tommy.dalton@kw.com
NC #279899

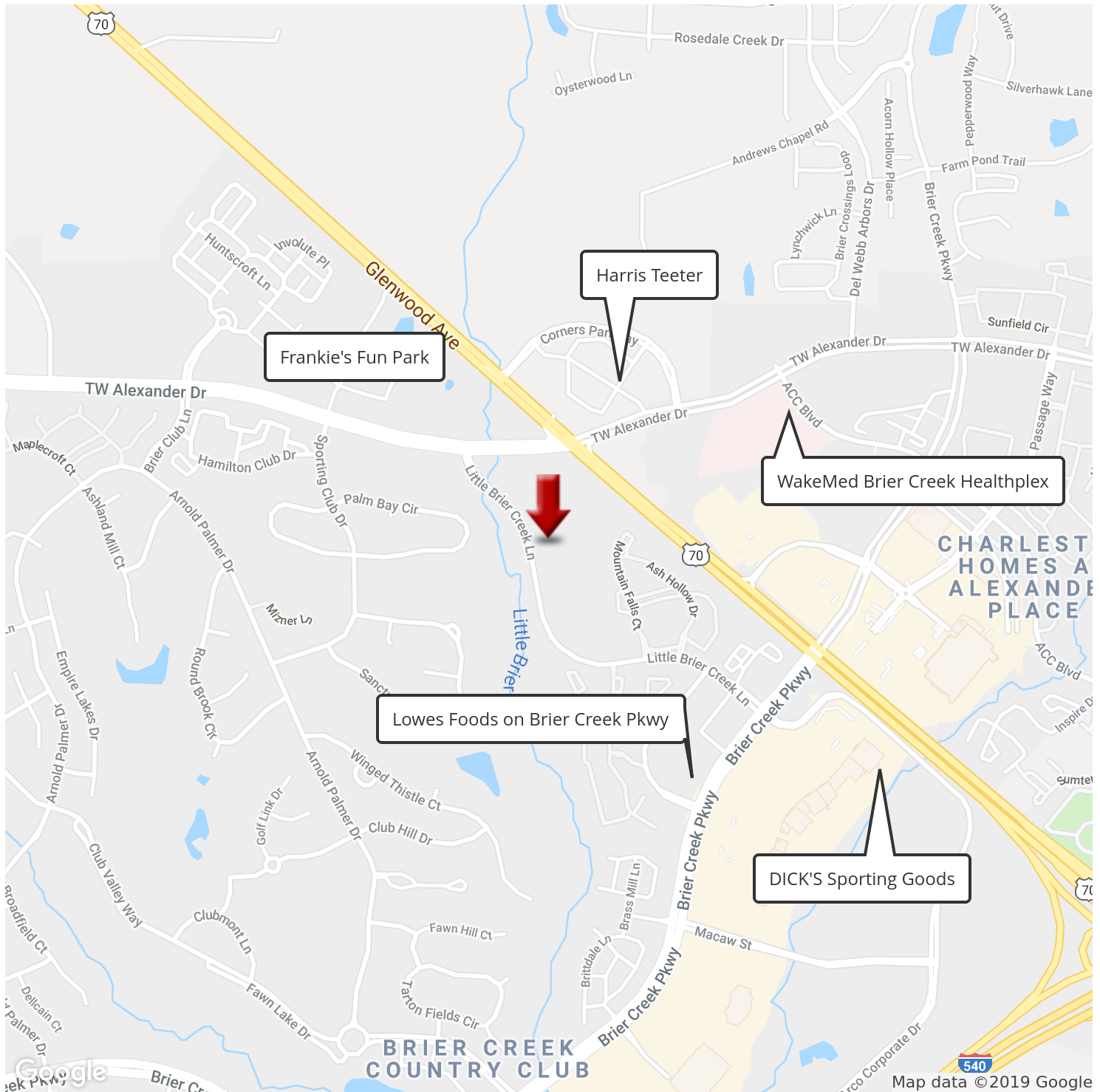


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

ANIMAL HOSPITAL BRIER CREEK

10500 Little Brier Creek Lane, Raleigh, NC 27617



KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY
 919.471.8000
 7751 Brier Creek Parkway, STE 100
 Raleigh, NC 27617

TOMMY DALTON
 Managing Director
 O: 919.471.8000
 C: 919.322.3643
 tommy.dalton@kw.com
 NC #279899



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ANIMAL HOSPITAL BRIER CREEK

10500 Little Brier Creek Lane, Raleigh, NC 27617



KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY
919.471.8000
7751 Brier Creek Parkway, STE 100
Raleigh, NC 27617

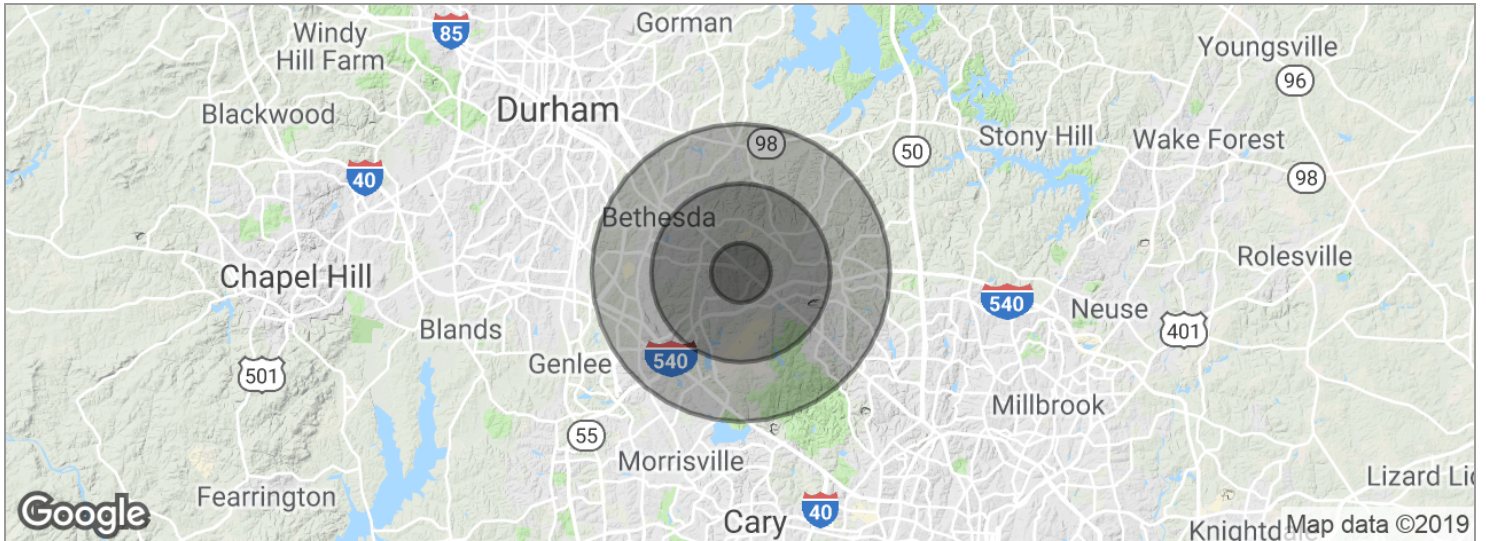
TOMMY DALTON
Managing Director
O: 919.471.8000
C: 919.322.3643
tommy.dalton@kw.com
NC #279899



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ANIMAL HOSPITAL BRIER CREEK

10500 Little Brier Creek Lane, Raleigh, NC 27617



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,751	22,103	55,502
Median age	34.2	33.4	33.3
Median age (male)	33.6	33.0	32.9
Median age (Female)	34.5	33.6	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,762	9,597	23,314
# of persons per HH	2.1	2.3	2.4
Average HH income	\$95,690	\$91,914	\$88,762
Average house value		\$251,461	\$262,848

** Demographic data derived from 2010 US Census*

KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY
 919.471.8000
 7751 Brier Creek Parkway, STE 100
 Raleigh, NC 27617

TOMMY DALTON
 Managing Director
 O: 919.471.8000
 C: 919.322.3643
 tommy.dalton@kw.com
 NC #279899



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.