

OFFICE BUILDING FOR SALE

# Former Veterinarian Clinic

3635 Sycamore Dairy Rd, Fayetteville, NC 28303



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



## PROPERTY OVERVIEW

<b>Sale Price:</b>	\$507,000
<b>Lease Rate:</b>	\$12.00/sf (gross)
<b>Lot Size:</b>	0.38 Acres
<b>Year Built:</b>	1990/2008
<b>Building Size:</b>	5,070 SF
<b>Zoning:</b>	LC (Limited Commercial)
<b>Traffic Count:</b>	18,000

## property description

Former "after hours" emergency veterinarian clinic now available (owner has relocated to a new facility nearby). The space is 5,070 SF with a large waiting area/reception, numerous exam rooms, procedure room, surgical rooms, pharmacy, and a kennel area. The property was built in 1990 and renovated in 2008. The parcel is 0.38 acres which is zoned LC (Limited Commercial). The property is available for sale and for lease.

The property is located in Horne's Plaza at the busy intersection of Sycamore Dairy Rd and Bragg Blvd. It's centralized location provides for great regional access with strong demographics in the immediate area. Within a three mile radius there are 62,181 residents, 27,333 households, the average household income is \$58,394, and 45.8% of households own a pet. The surrounding area has numerous other commercial business, retail, and fast food restaurants to include a new Starbucks.



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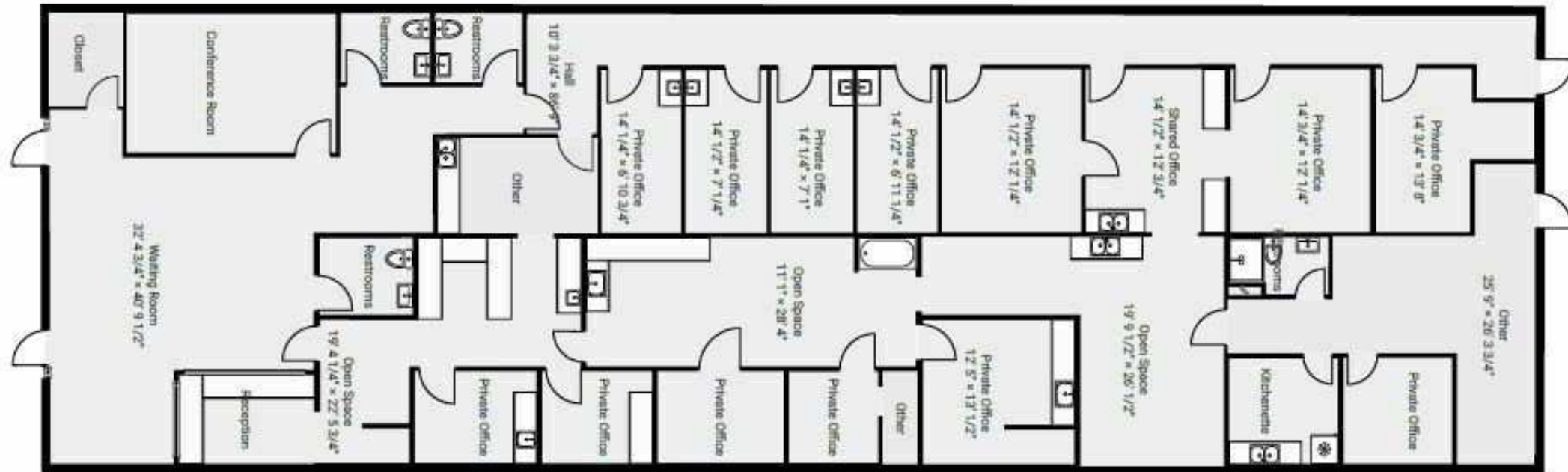
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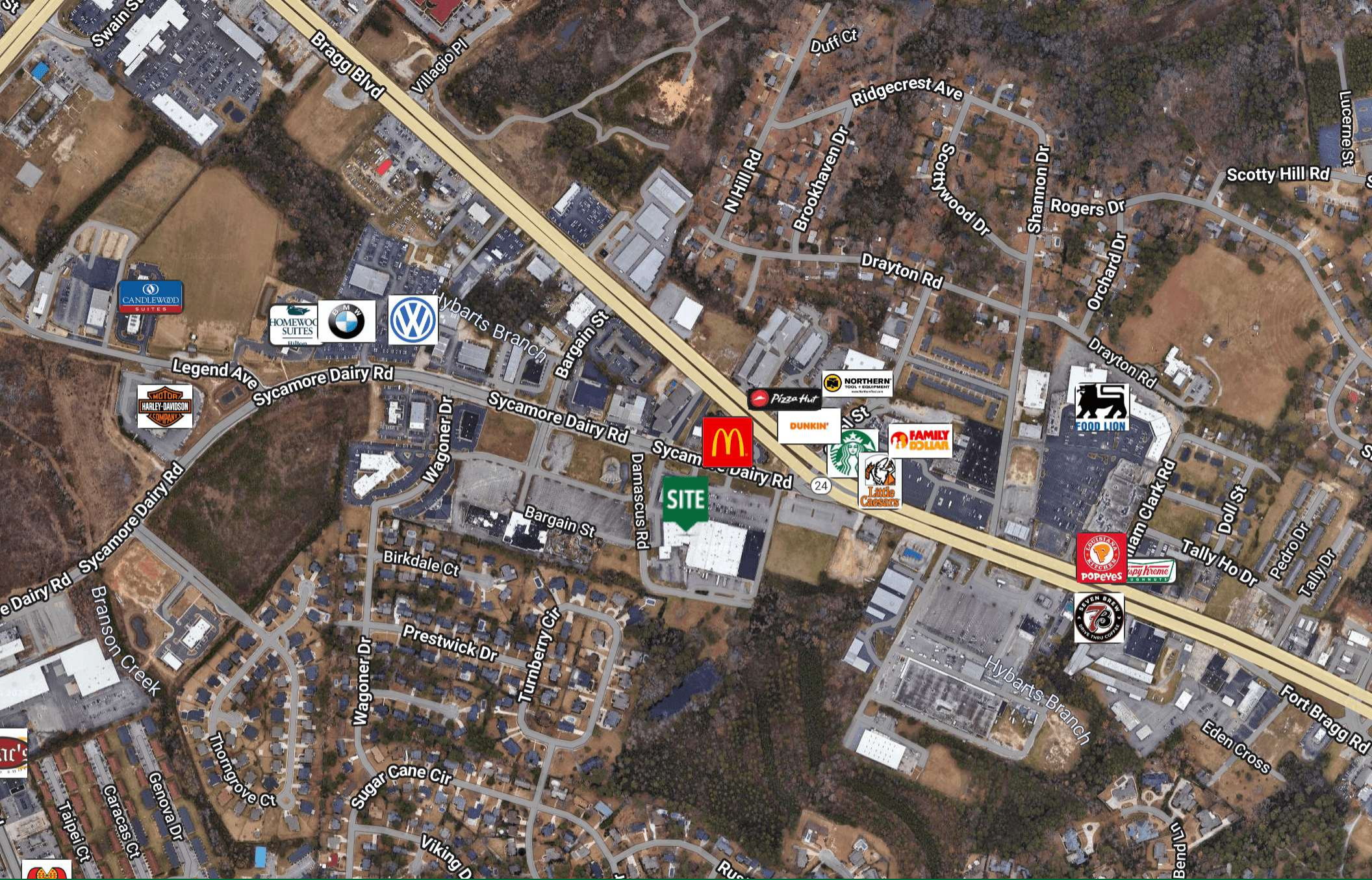
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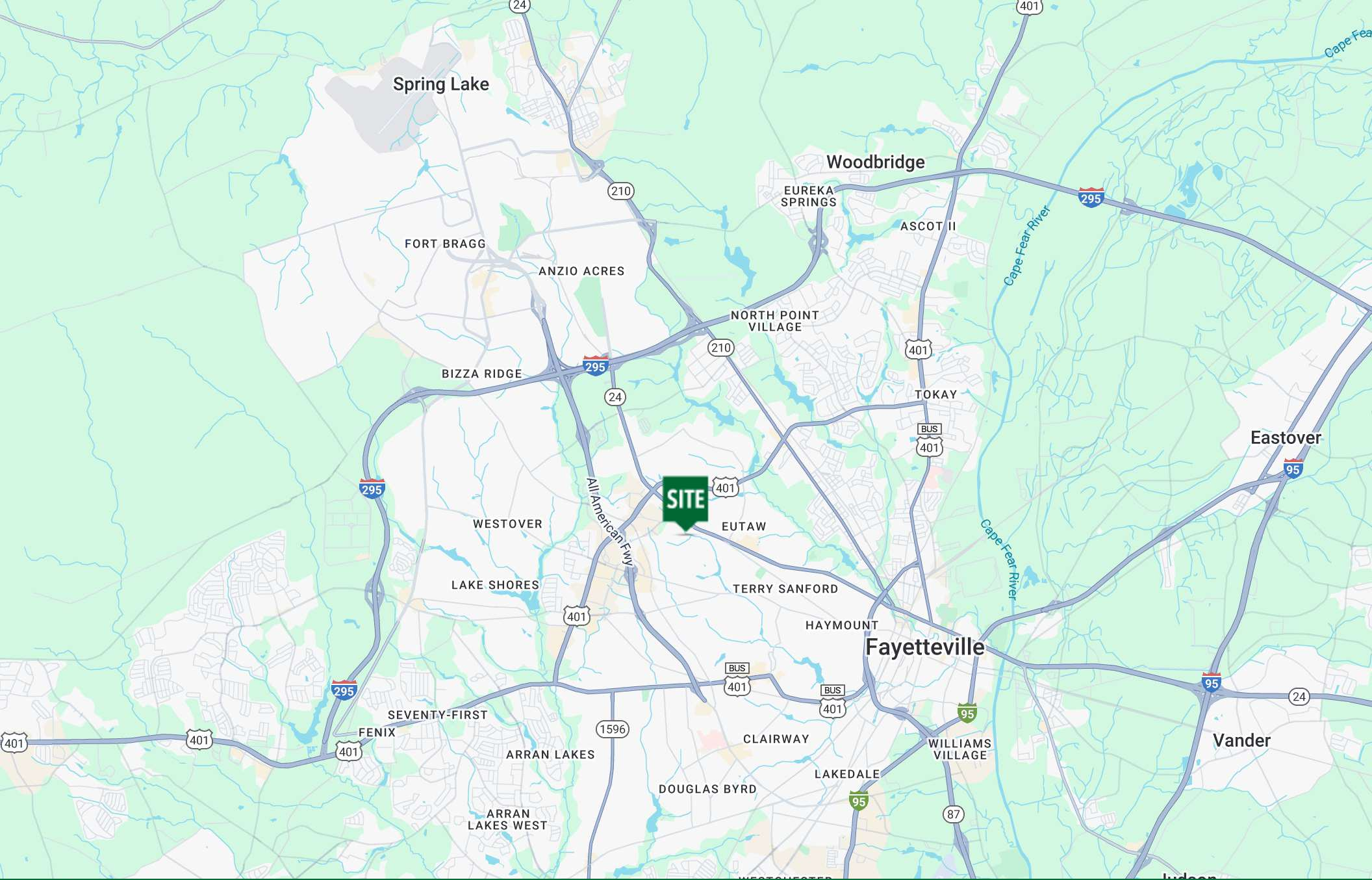
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