

**SALE**

# Turnkey Veterinary Office

**150 MENSA DRIVE**

Noblesville, IN 46062

**PRESENTED BY:**

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IN #RB14047741



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>LOT SIZE:</b>	1.76 Acres
<b>BUILDING SIZE:</b>	6,959 SF
<b>ZONING:</b>	PB

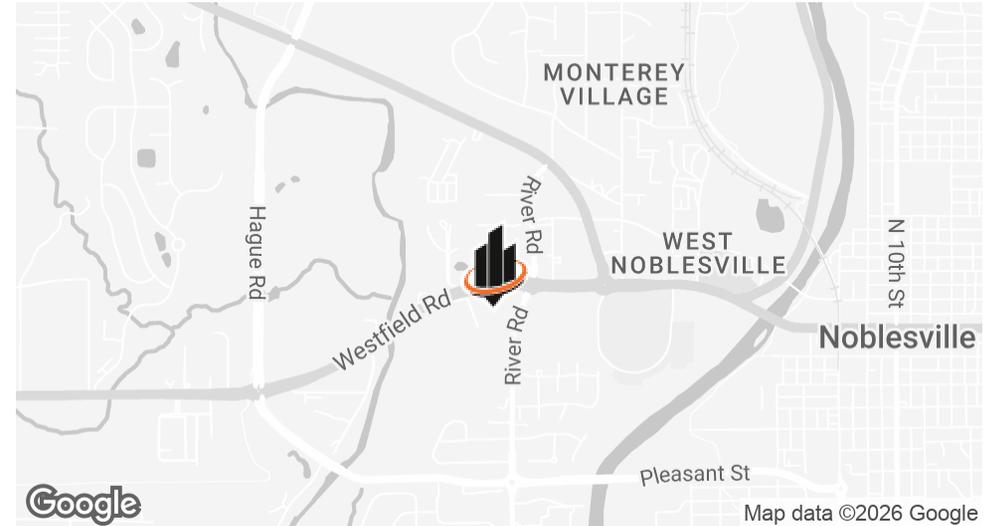
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### PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present 150 Mensa Drive, a 6,959 square foot two story turnkey veterinary office building. The property is fully built out for veterinary use and includes exam rooms, reception and waiting areas, private offices, treatment space, and a dedicated kennel area with built in cages. The layout supports efficient day to day operations and offers a true move in ready opportunity for a veterinary practice or related medical user. This unique opportunity offers all furniture, fixtures, and veterinary equipment as part of the sale.

### PROPERTY HIGHLIGHTS

- 6,959 SF two story building
- Turnkey veterinary office: includes all furniture, fixtures, and vet equipment
- Existing exam rooms and treatment areas
- Reception and waiting area in place
- Private offices
- Dedicated kennel area with built in cages

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## ADDITIONAL PHOTOS



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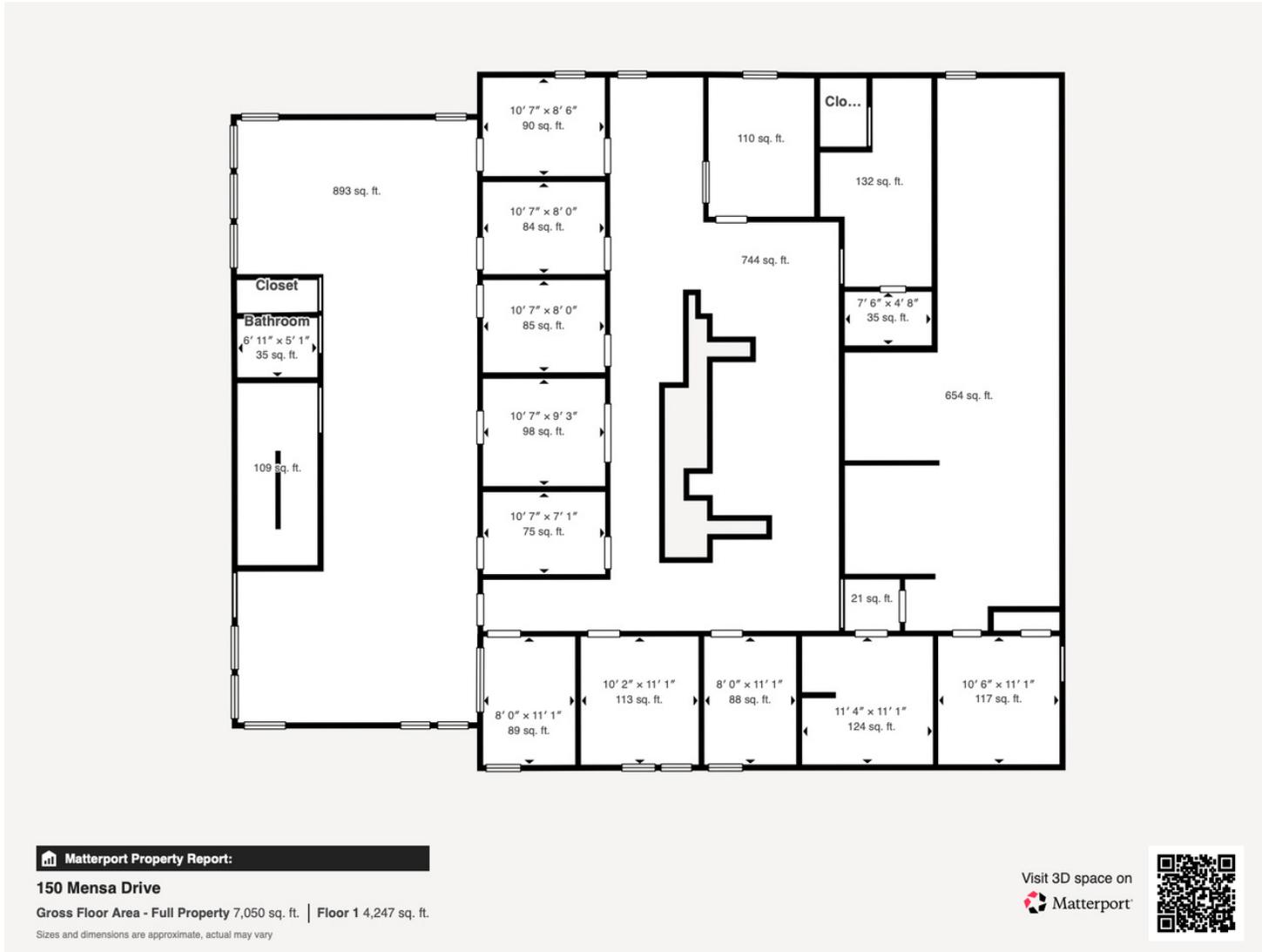
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# PLANS



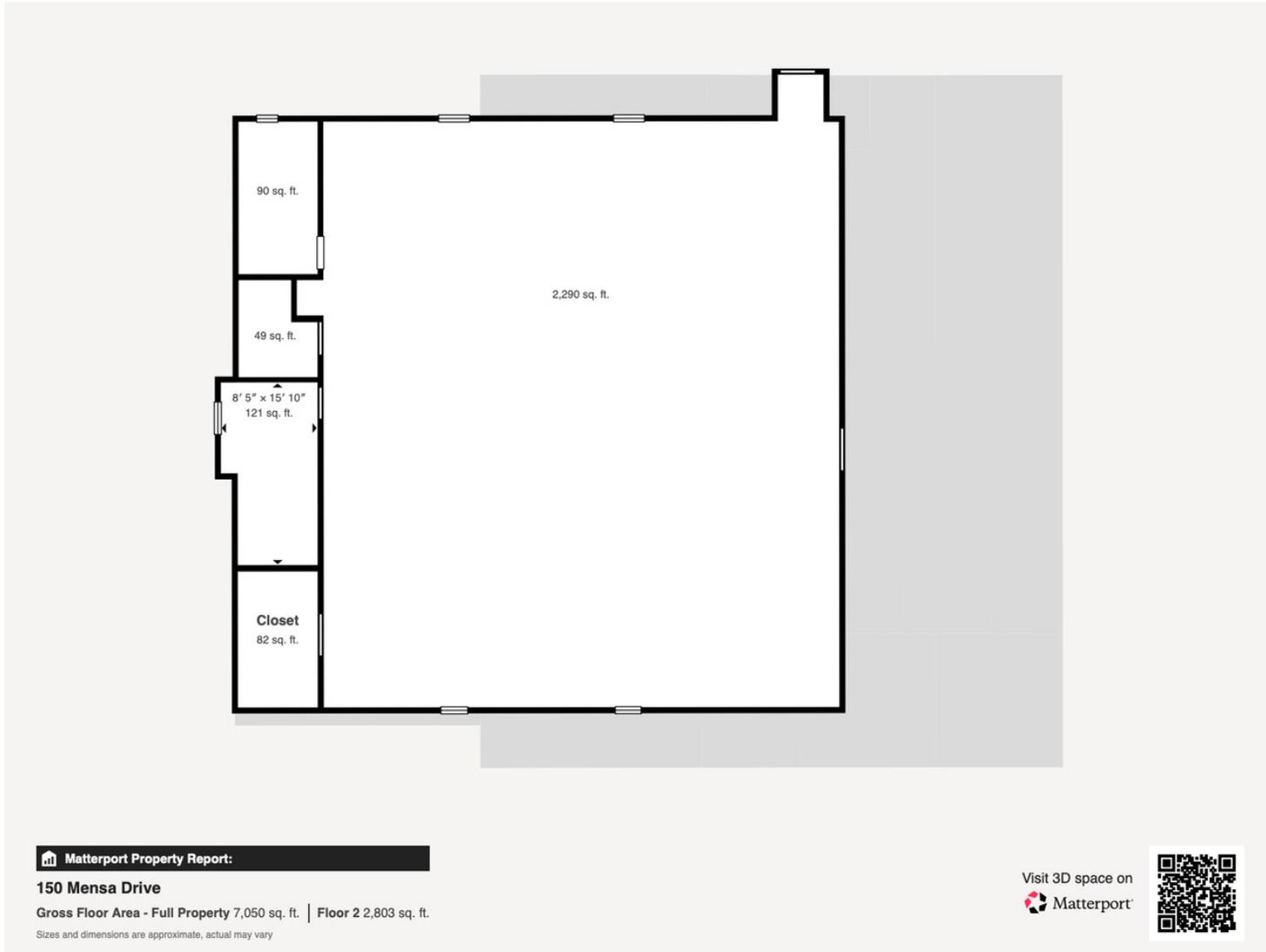
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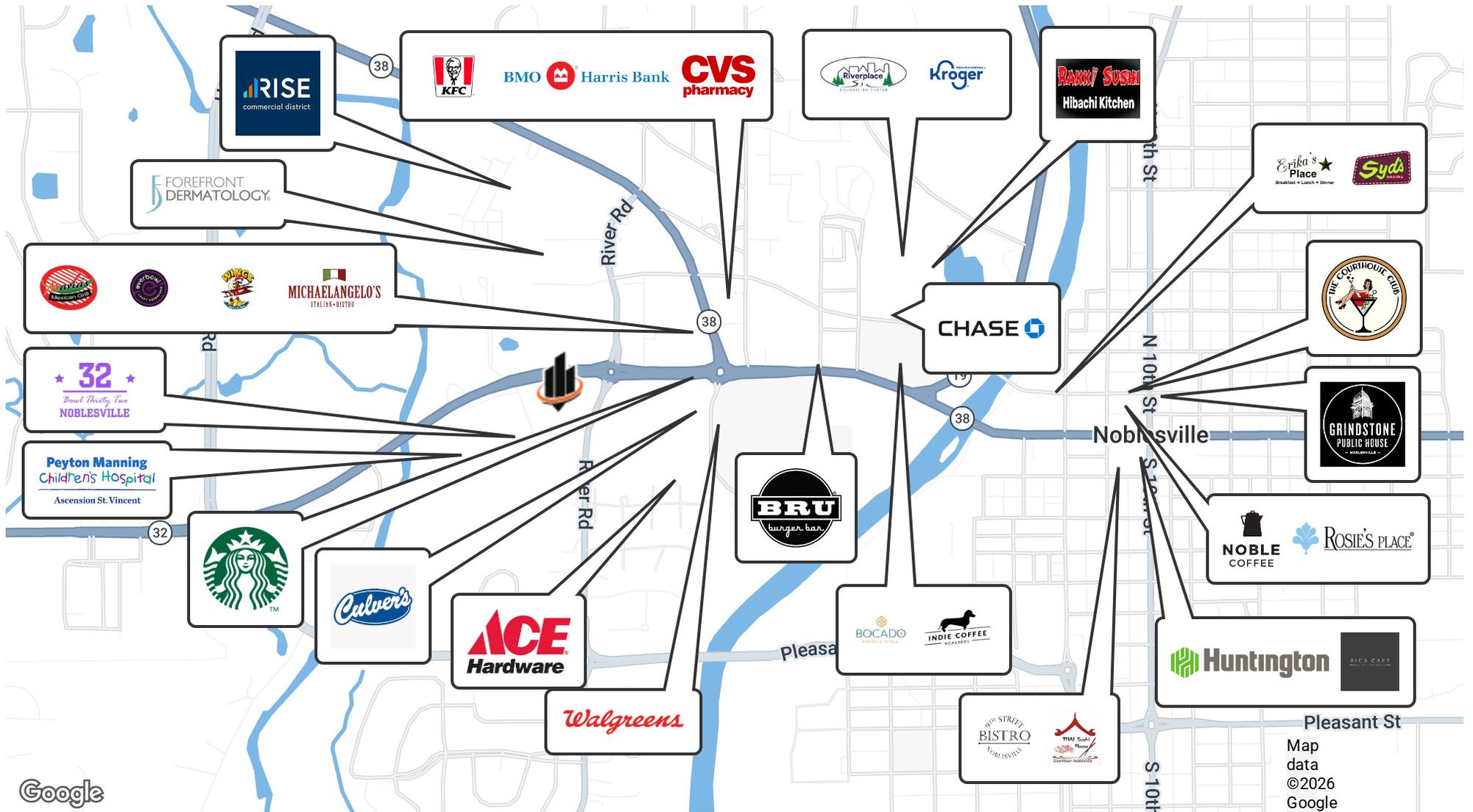
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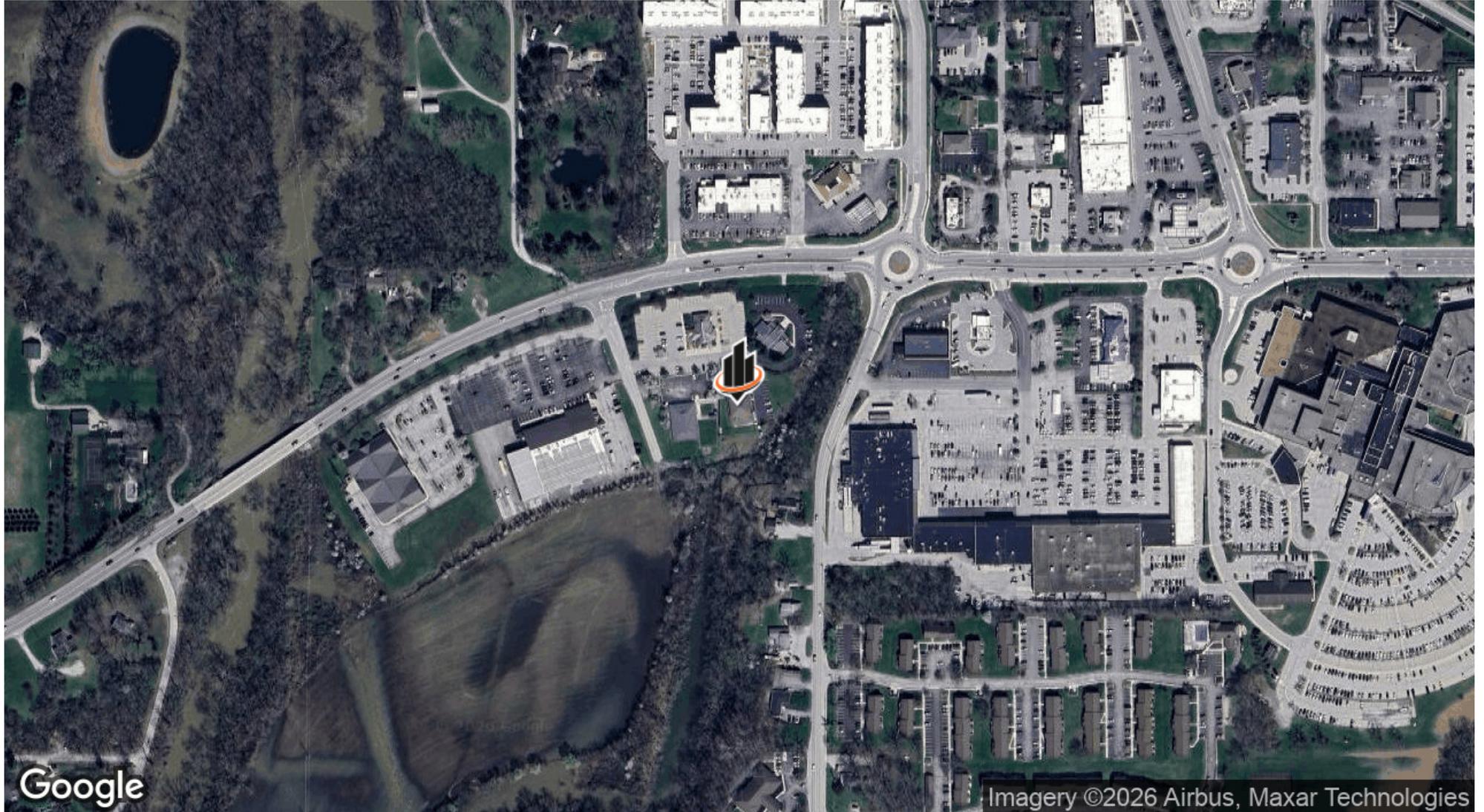
# RETAILER MAP



Google

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## LOCATION MAP



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