

25580 Lakeland Boulevard, Euclid, Ohio 44132

Buyer Full

MLS#: **5061513**
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type: **Retail**

List Price: **\$350,000**
DOM/CDOM: **60/60**



List Dt Rec: **08/12/2024**
Lot #:
Unit:
County: **Cuyahoga**

List Date: **08/09/2024**
Contg Dt:
Pend Dt:
Off Mkt Dt:
Close Dt:

Parcel ID: **TX 648-06-003**
Twp: **Euclid**
Subdiv: **Euclid 19**
School Dist: **Euclid CSD - 1813**
Yr Built: **1920/Public Records**
SqFt Total: **2,231**
Map:

\$/SqFt: **\$156.88**

Directions: **On Lakeland Blvd. between Babbitt Rd. & E. 260th St.**

General Information

Approx Fin SqFt: **2,231/Realist**

Office SqFt:
Residential SqFt:
Warehouse SqFt:
Retail SqFt:
Business Type: **Pet Store, Professional Service**

Lot Size (acre): **0.30**
Lot Size Source: **Realist**
Lot Size Front: **105**
Lot Size Depth: **153**

DriveIn Door Max Hgt:
Drive In Door Min Hgt:
Dock Doors:
Dock Door Max Hgt:

Features

Basement: **Yes**
Heating: **Forced Air, Gas**
Water: **Public**
Parking: **Asphalt, Parking Lot**
Prop Cond: **Actual YBT**
Addl SubType: **Building, Free Standing, Medical**
Current Use: **Medical/Dental**

Cooling: **Central Air**
Sewer: **Public**

Remarks:

Euclid Veterinary Clinic for sale. This building has been utilized as a veterinary clinic for decades. Currently closed but fitted and equipped for an animal clinic to open in short order. Equipment and fixtures still in place and can be purchased for an additional fee. Superb freeway visibility (I-90) and known throughout the area, this building is set up to operate with minimal effort. Equipped for diagnostics & treatment of animals, with both indoor & outdoor kennel facilities. High population density of animal lovers all around make this a sweet spot for an animal clinic. There is an additional living suite or office on the 2nd floor. Come explore this opportunity and you'll be in with all four paws.

Listing/Contract Info

Possession: **Negotiable (Possession)**
List Terms: **Cash, Conventional**
Concessions: **Yes - Contact Agent**
Special Listing Conditions: **Principal/NR**
Close Date:
Closed By:

Close Price:
Seller Pd Closing Costs:

Presented By: **Thomas F. Seaman**
Primary: **216-469-7081**
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E-Mail: **tseaman@kw.com**
Web:
10/08/2024

Keller Williams Greater Metropolitan
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Cleveland, Ohio 44122
216-839-5500
Fax: **216-839-5500**
See our listings online:
www.kw-greatermetropolitan.com

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Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

Retail SqFt: **0** Bsmt: **Yes** Yr: **1920** Acres: **0.30** **\$350,000**



Euclid Veterinary Clinic



View of front of clinic building



Front room



Customer waiting room



Front office



Diagnostic area



Exam room



Operating room



Operating room



E. side view of the brick building.



W. side of the brick building.



Back side of the building.



Exterior kennel area.



Rear view of attached kennel
Information is Believed To Be Accurate But Not Guaranteed



View of detached kennel area