



**\$2,290,000**

**17532 HIGHWAY 2 WAY  
Quinte West, Ontario K8V5P7**

MLS® Number: X7056188

## Listing Description

This well established Veterinary Clinic with a large clientele makes for an excellent investment opportunity. The building is in a prime location with many parking spots to accommodate the steady traffic flow. The original building was set up in mid 1980's and renovated and added on to in 2009. Brick and stone on the outside which flows through to the inner reception and waiting room. There are 6 examination rooms, 4 bathrooms, 4 offices, lunch area. Surgical and x-ray room and lots of storage. The Tenant is Canada's largest Corporate Veterinary Company with many Clinic's across the country. The zoning gives it lots of opportunity for a variety of businesses and the building could easily convert for multiple uses. The newer addition was built to accommodate a second story to bring in more revenue. (33203779)

## Property Summary

<b>Property Type</b>	<b>Square Footage</b>	<b>Land Size</b>
Retail	5634 sqft	99.97 x 316.77 FT
<b>Annual Property Taxes</b>	<b>Time on REALTOR.ca</b>	
\$21,822	23 days	

## Building

### Building Features

---

**Square Footage**  
5634 sqft

### Heating & Cooling

---

**Cooling**  
Fully air conditioned

### Utilities

---

**Water**  
Municipal water

Data provided by: [Central Lakes Association of REALTORS®](#) Unit 5 - 1100 BENNETT Road, BOWMANVILLE, Ontario L1C 0Y7



**Vicki Jelly-Coutu**  
Salesperson

📞 613-392-2511



**CENTURY 21 LANTHORN REAL ESTATE LTD.**  
**Brokerage**

📞 613-392-2511

📠 613-392-9385



Trusted listings from REALTOR® Agents.

The MLS® mark and associated logos identify professional services rendered by REALTOR® members of CREA to effect the purchase, sale and lease of real estate as part of a cooperative selling system.



©2023 The Canadian Real Estate Association. All rights reserved. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by CREA and identify real estate professionals who are members of CREA.