

FOR SALE

Northgate Veterinary Hospital 1055 Denise Road, Rochester, NY 14616



HIGHLIGHTS:

- Established Small Animal Veterinary Practice Serving the Community Since 1969
- Sale Includes Business, Equipment & Real Estate; Inventory Available Separately at Seller's Cost
- Loyal Client Base with Strong Community Reputation
- Well-Maintained 3,204 SF Free-Standing Facility on 0.52 Acres
- Three Existing Exam Rooms with Opportunity to Add a Fourth
- Digital X-Ray System Installed in 2021
- IDEXX NEO Cloud-Based Veterinary Practice Management System
- Located in a Dense Residential Trade Area in Greece, NY
- Experienced Staff Interested in Continuing with New Ownership
- Modern Treatment Area, Surgery Room & Kennel Facility
- Stable Recurring Revenue from Wellness, Vaccination & Surgical Services
- Ample On-Site Parking for Approximately 20 Vehicles
- Retirement-Driven Sale Offering Significant Growth & Expansion Potential
- Offering Memorandum/Financial Details Provided Upon Execution of Confidentiality Agreement



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



Paul Schiliro
Real Estate Salesperson

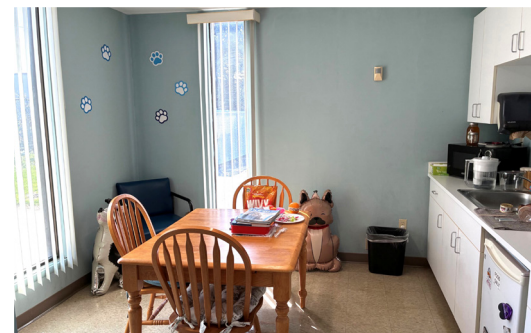
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HANNA
COMMERCIAL REAL ESTATE

2833 W Ridge Rd, Suite 3, Rochester, NY 14626



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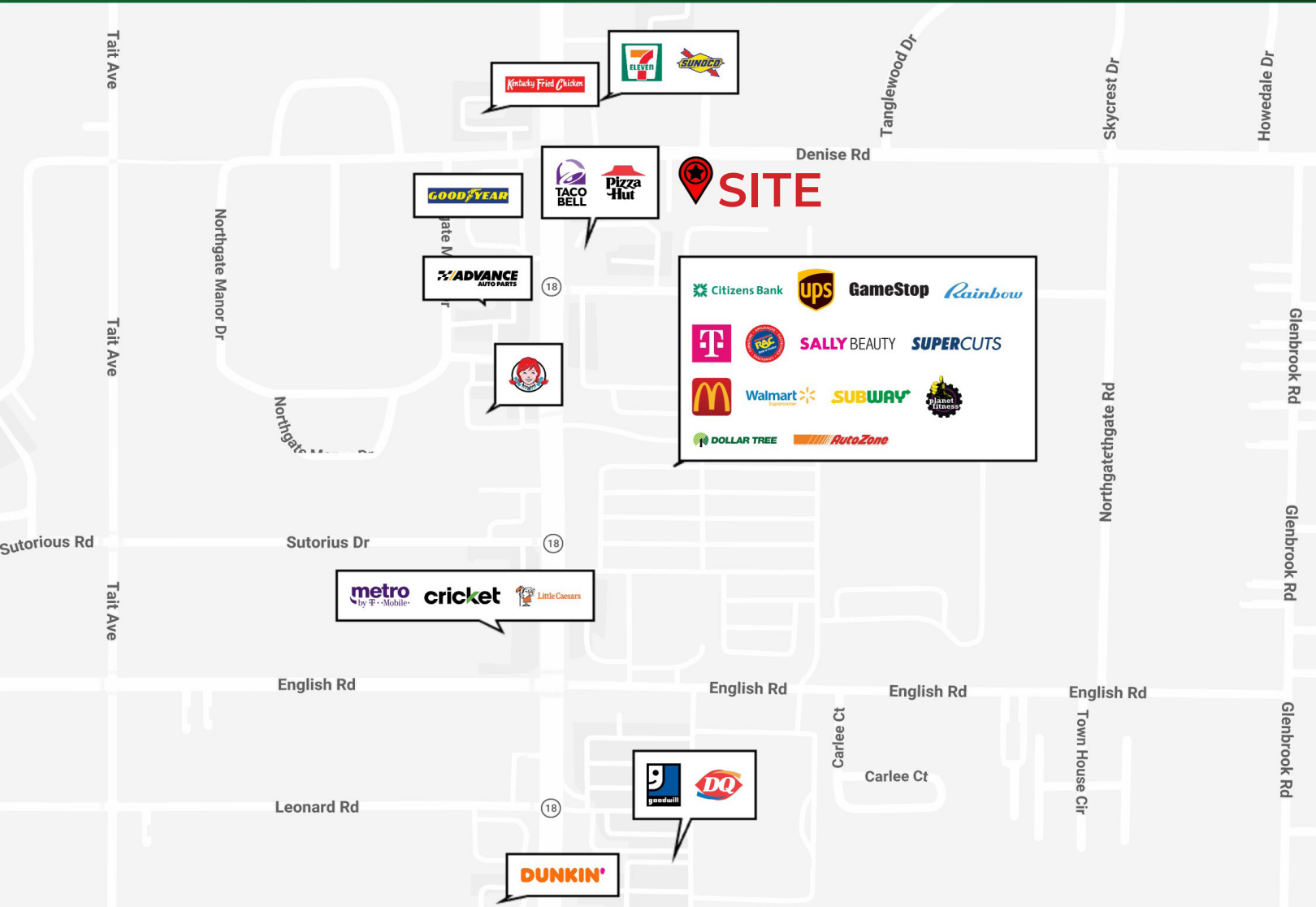
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DEMOGRAPHICS:

	2-Miles	5-Miles	10-Miles
Population:	41,929	181,943	477,912
Households:	18,570	76,842	206,989
Average HH Income:	\$78,538	\$81,874	\$86,232
Average Daily Traffic Count:	18,481 Vehicles (Northgate Plaza Area)		

