



VETERINARY HOSPITAL - ANIMAL SPA FOR SALE

PAMPERED PETS

2020 N Kelly Ave, Edmond, OK 73003



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PROPERTY SUMMARY & DETAILS

Building Name	Pampered Pets
Property Type	Veterinary Clinic - Animal Spa
Property Subtype	Medical
Building Size	13,325 SF
Purchase Price	\$3,500,000
Purchase Price per SF	\$262.65
Lot Size	1.65 Acres
Building Class	A
Year Built	2021

PROPERTY DESCRIPTION

We are pleased to offer this state of the art Veterinary Clinic and Spa located in the heart of Edmond, OK. This Class A property was built in 2021 with the greatest amenities at the highest quality. The meticulous design and layout make this facility quite literally turnkey and ready for immediate operations for another Veterinary Clinic, Spa, Boarding and Daycare business. The clinic, spa and boarding areas boast 4 exam rooms, large surgery suite, multiple dental/wet tables, large treatment area, isolation area, large grooming area, 5 large kennel areas, outdoor runs, indoor multipurpose play area, multiple private offices, large reception and retail area, employee break room and more.

As an alternative, this property does set up well for a mixed use or redevelopment. The property sits on 1.65 acres with additional usable land to add on. The property is zoned PUD (D-1), allowing for a multitude of retail and commercial uses, and therefore this property could set up for a different use.

This property is a must see. Call us today to schedule a tour.



- Class A commercial real estate
- Built in 2021
- Densely populated area
- Turnkey Medical, Spa and Boarding Facility
- Large lot of 1.65 acres
- Potential Leaseback Investment Opportunity
- Potential for alternative uses
- Zoning is Retail and Commercial PUD (D-1)
- Ample Parking

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ADDITIONAL PHOTOS



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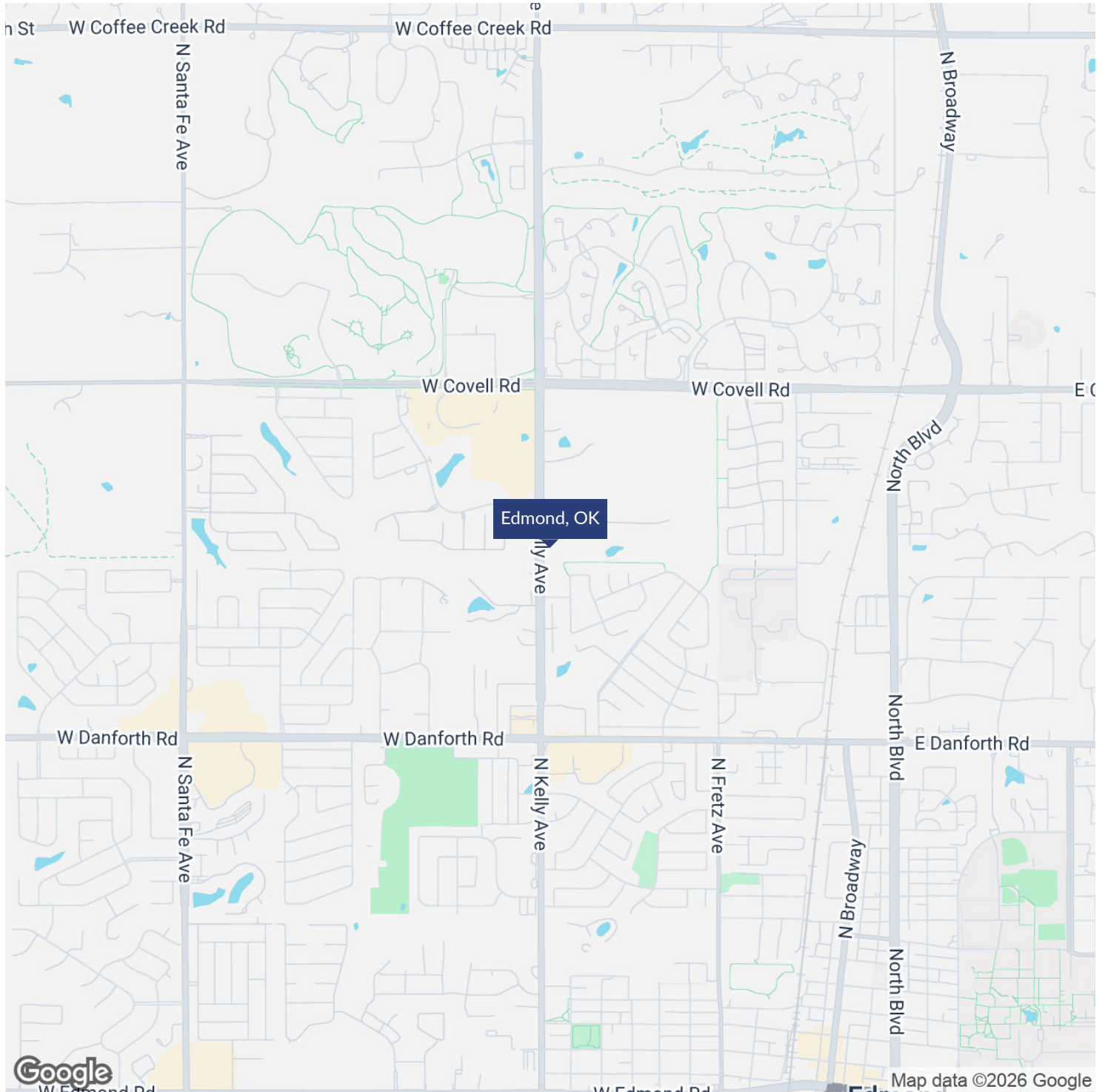
The floor plan of the Animal Care Center is divided into several functional areas:

- Top Section:** Includes a PACKING ROOM (382), DENTAL (383), CAT WARD (384), DOG WARD (385), UTILITY (386), and a BATHING CLINIC (387). A central CORRIDOR (388) connects these areas.
- Left Section:** Features an OFFICE (381), CHARTING (382), LABORATORY (383), and a PHARMACY (384). A BACK OF HOUSE HALL (385) runs along the bottom of this section.
- Bottom Left:** Contains GROOMING (386), PRIVATE GROOMING (387), and a DOG BATHING (388) area.
- Bottom Center:** Includes a LOBBY (389), RECEPTION (390), WORK ROOM (391), and a BOARDING LOBBY (392).
- Bottom Right:** Features a STAFF BREAK RM (393) and a STAFF PATIO (394).
- Right Section:** Dominated by multiple KENNEL ROOMS (395) and a large COVERED PLAY YARD (396).
- Central Area:** Includes a MULTI PURPOSE RM (397), STORAGE (398), IT. ROOM (399), and an ELECTRIC RM (400).

The plan also shows various corridors (388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400) and a north arrow pointing towards the top right.

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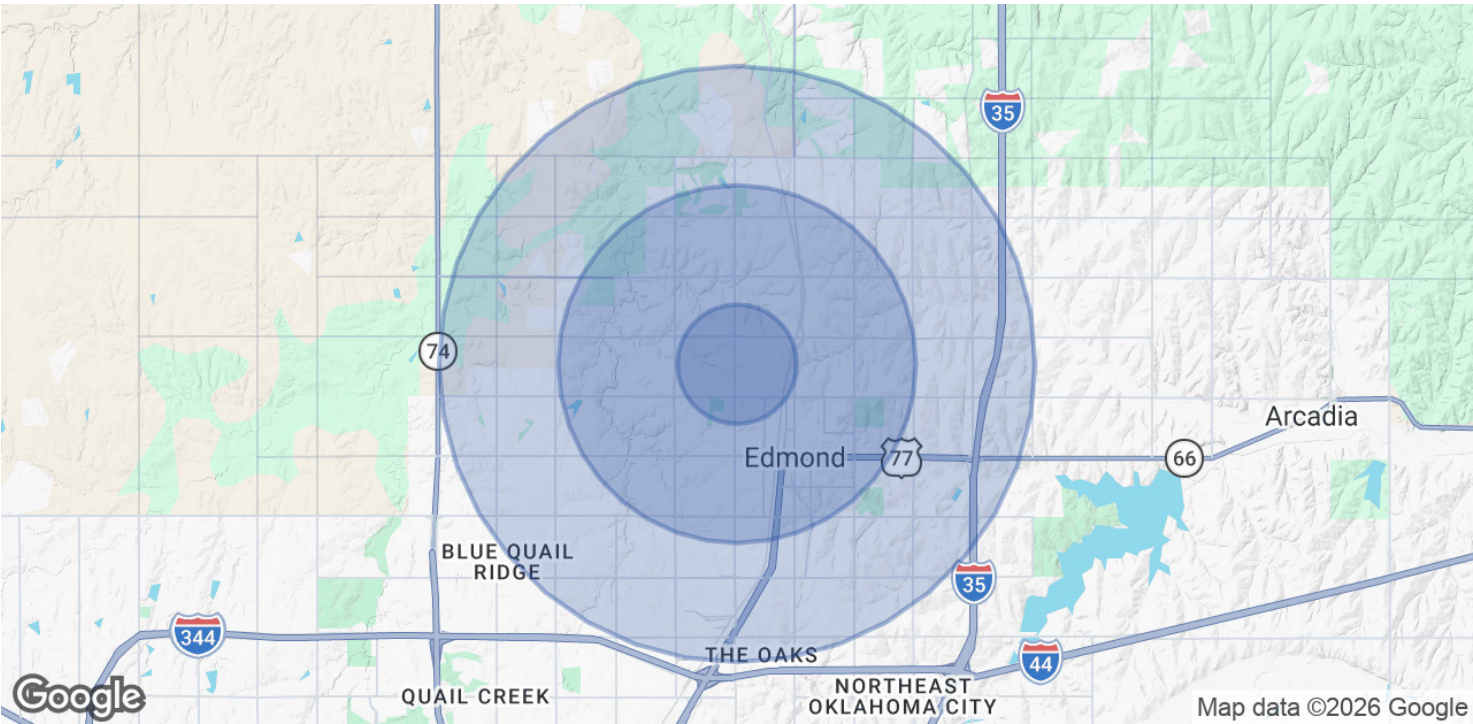
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,204	74,464	144,616
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,892	28,451	53,819
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$98,206	\$125,790	\$138,237
Average House Value	\$306,580	\$342,672	\$372,674

2020 American Community Survey (ACS)

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