

OPEN YOUR NEXT VETERINARY HOSPITAL HERE.

An existing medical facility with the ideal layout for a successful veterinary practice.

961 CANAL STREET
SYRACUSE, NY 13210

Former WellNow Medical Facility

An Outstanding Veterinary Hospital Conversion Opportunity

EXISTING MEDICAL LAYOUT

- 8 Exam Rooms
- Dedicated Surgery Suite
- X-Ray Room
- Large Reception & Waiting Area
- Reception Windows
- 7 Private Offices
- 5 Restrooms (one with shower)
- Staff Kitchen

PROPERTY FEATURES

- 5,888 SF One-Story Building
- 0.79 Acres
- Large Site with Outdoor Conversion Potential
- New Roof (2026)
- Excellent Visibility
- Easy Access to Route 690
- High Traffic Location
- Available Immediately

FOR SALE OR LEASE
OWNERSHIP INVITES SERIOUS OFFERS

 **5,888 SF**
BUILDING SIZE

 **0.79 ACRES**
SITE SIZE

 FLEXIBLE
OUTDOOR SPACE

 NEW ROOF
(2026)

 IMMEDIATE ACCESS
TO ROUTE 690



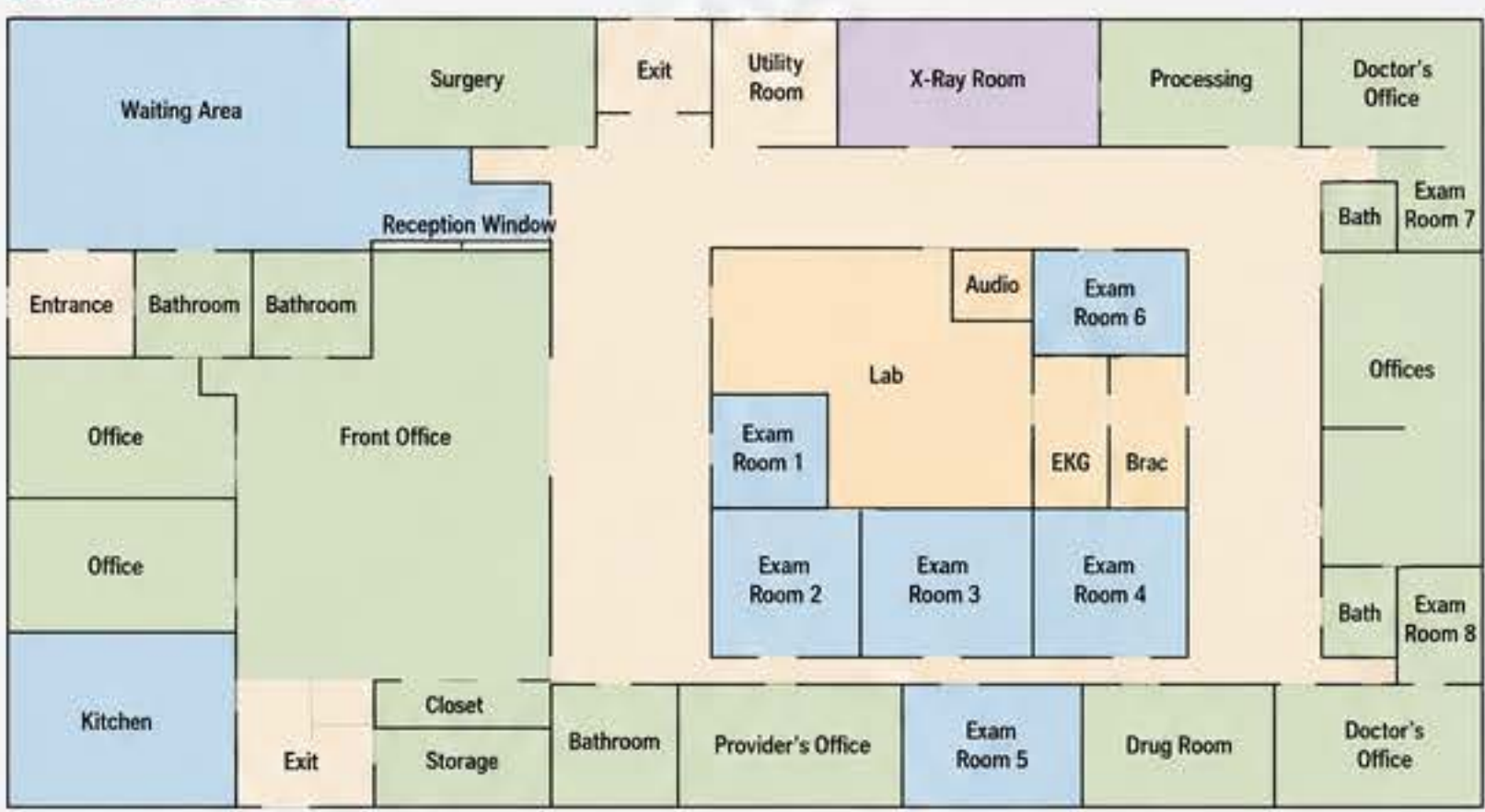
WHY VETERINARIANS WILL LOVE THIS OPPORTUNITY

Designed for healthcare, this building already contains many of the rooms and circulation patterns that veterinary practices require. Rather than starting with an empty shell, buyers can adapt an existing medical facility to significantly reduce renovation time and cost.

PERFECT FOR:

- General Veterinary Practice
- Emergency Veterinary Hospital
- Specialty Referral Practice
- Animal Surgery Center
- Veterinary Imaging Center
- Multi-Doctor Practice

EXISTING FLOOR PLAN



CENTRAL SYRACUSE LOCATION



- Immediate access to Interstate 690
- Minutes to Interstate 81
- Easy access from DeWitt, Eastwood, Fayetteville, Liverpool, North Syracuse, and Downtown
- Excellent visibility and signage potential
- Ample parking for clients and staff

OUTDOOR EXPANSION POTENTIAL



**UNIVERSITY HILL REALTY, LTD**
EST. 1973

A rare opportunity to acquire a well-located, improved medical facility and convert it into the veterinary hospital your community needs.

SCHEDULE A SHOWING TODAY!

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universityhill.com

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