

SALE

Medical or Veterinary Office Opportunity

150 MENSA DRIVE

Noblesville, IN 46062

PRESENTED BY:

**JESS LAWHEAD, SIOR, CCIM,
CBI**

Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741



PROPERTY SUMMARY

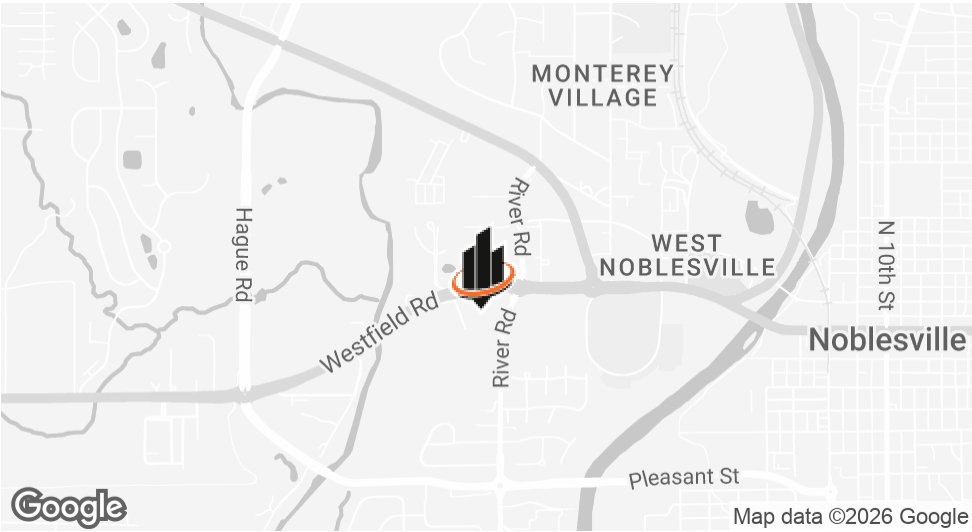


OFFERING SUMMARY

SALE PRICE:	\$1,300,000
LOT SIZE:	1.76 Acres
BUILDING SIZE:	6,959 SF
ZONING:	PB



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PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present 150 Mensa Drive, a 6,959 square foot, two story turnkey veterinary office building. The property is fully built out for veterinary use and includes exam rooms, reception and waiting areas, private offices, treatment space, and a dedicated kennel area with built in cages. The layout supports efficient day to day operations and offers a true move in ready opportunity for a veterinary practice or related medical user, with all furniture, fixtures, and veterinary equipment from the prior veterinary practice available for purchase.

PROPERTY HIGHLIGHTS

- 6,959 SF two story building
- All furniture, fixtures, and veterinary equipment from the prior veterinary practice available for purchase
- Existing exam rooms and treatment areas
- Reception and waiting area in place
- Private offices
- Dedicated kennel area with built in cages

ADDITIONAL PHOTOS



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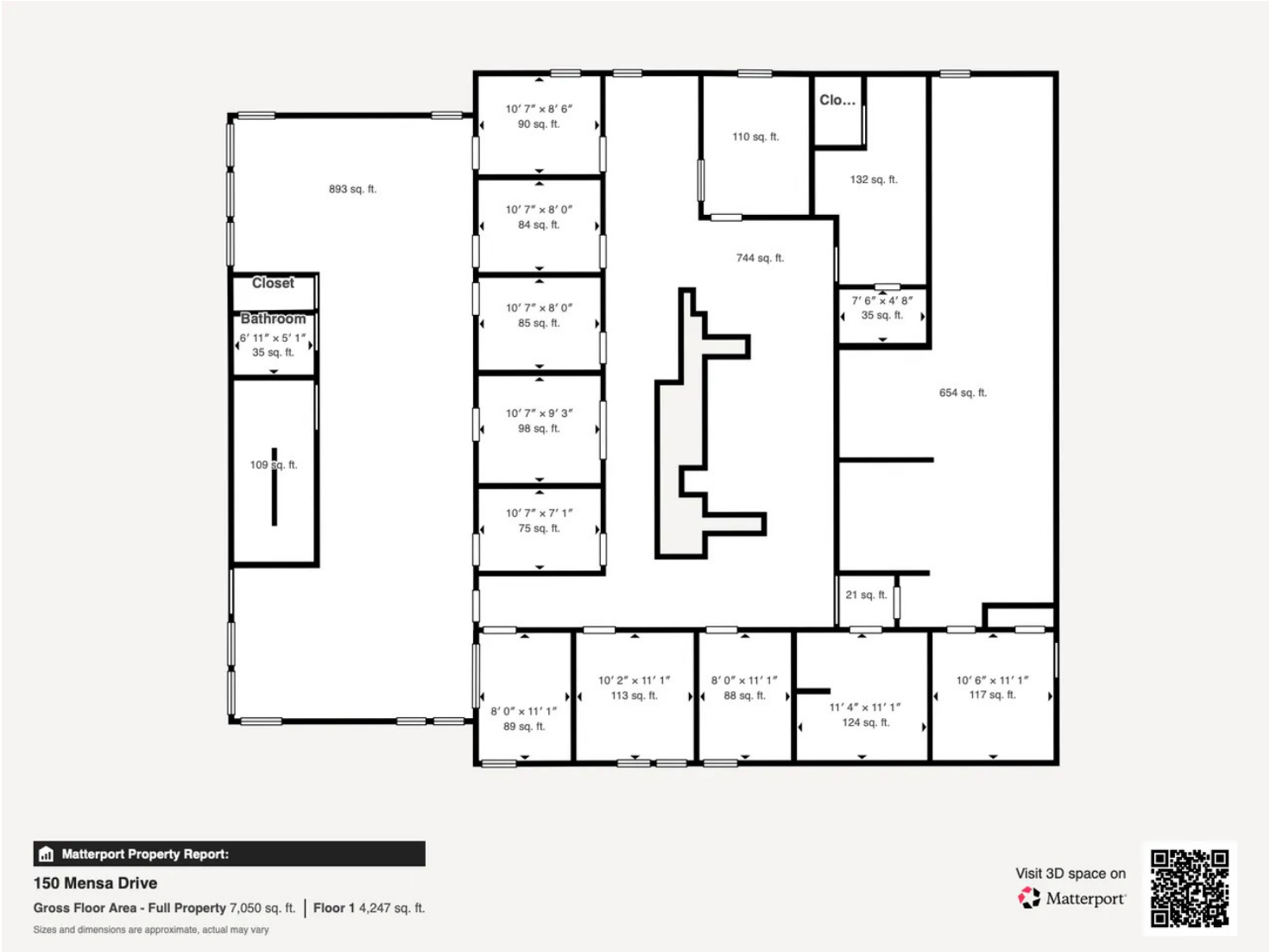
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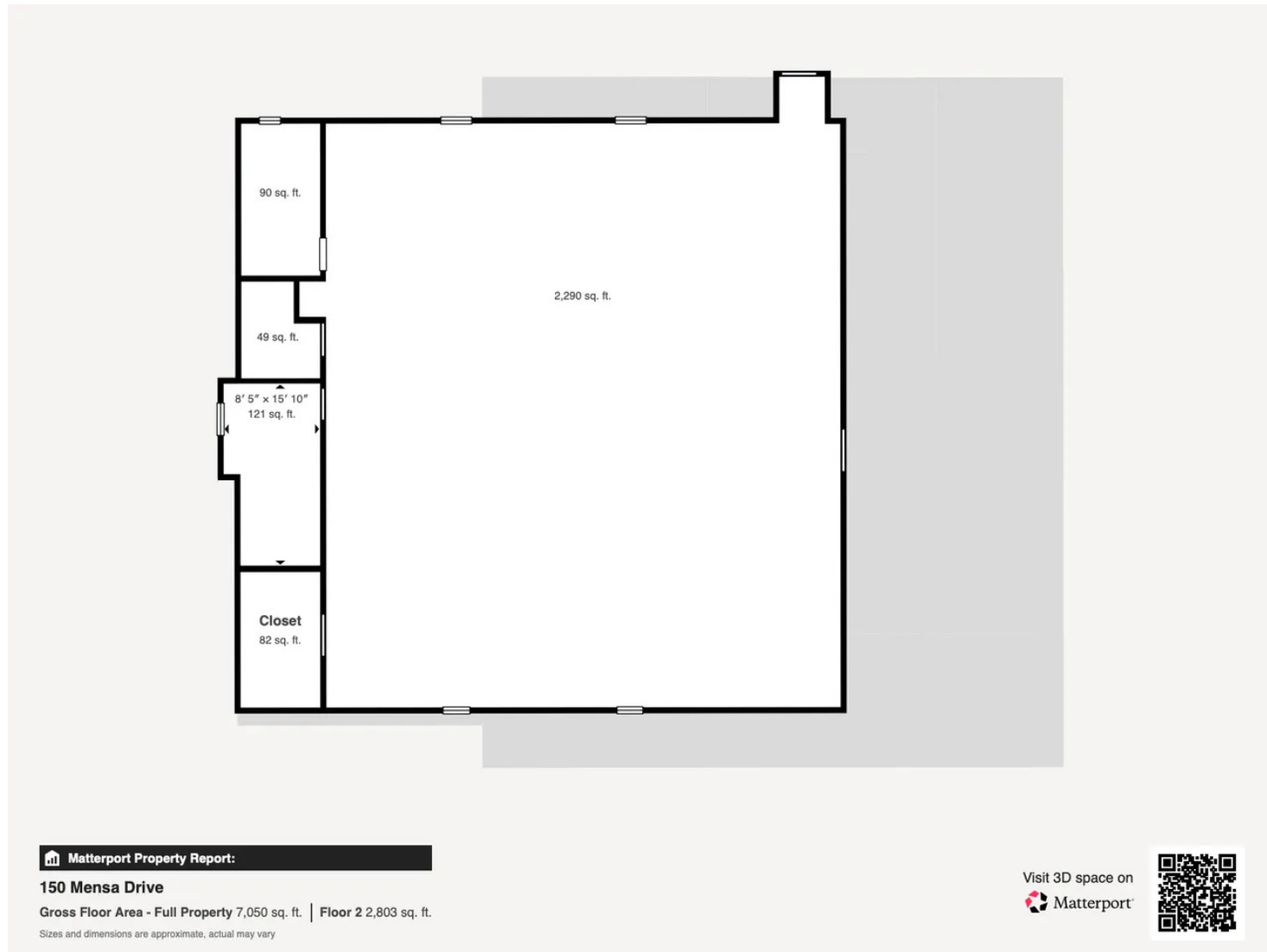
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PLANS



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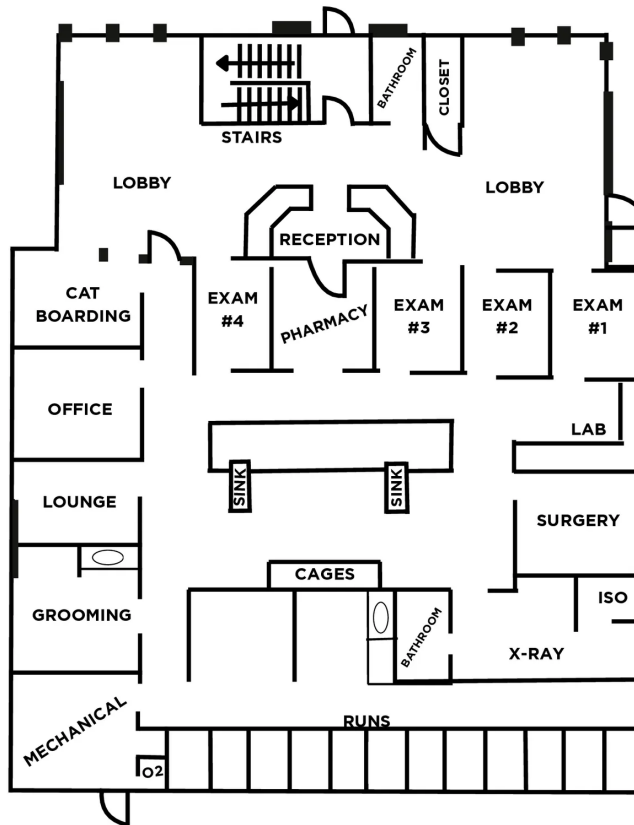
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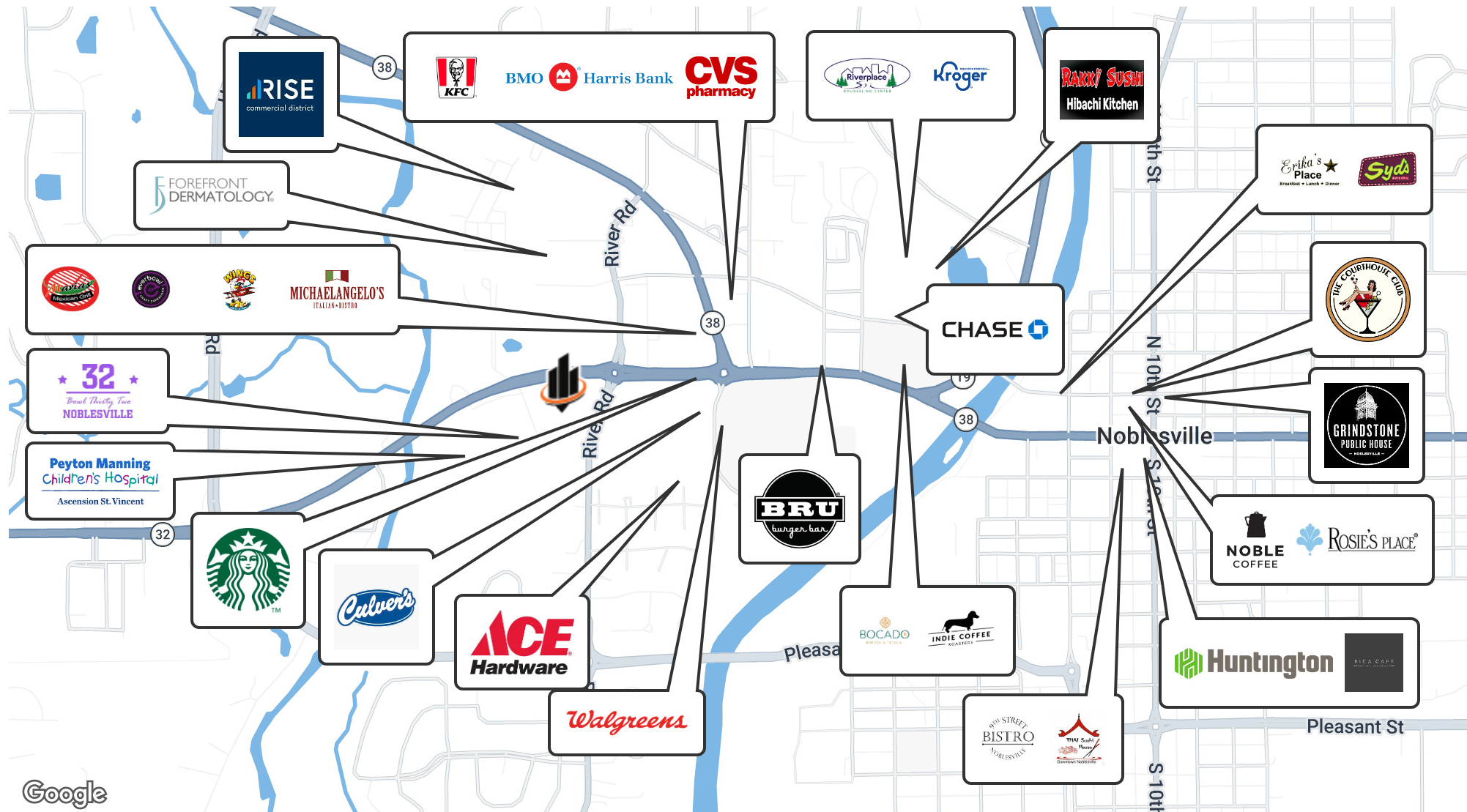
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RETAILER MAP



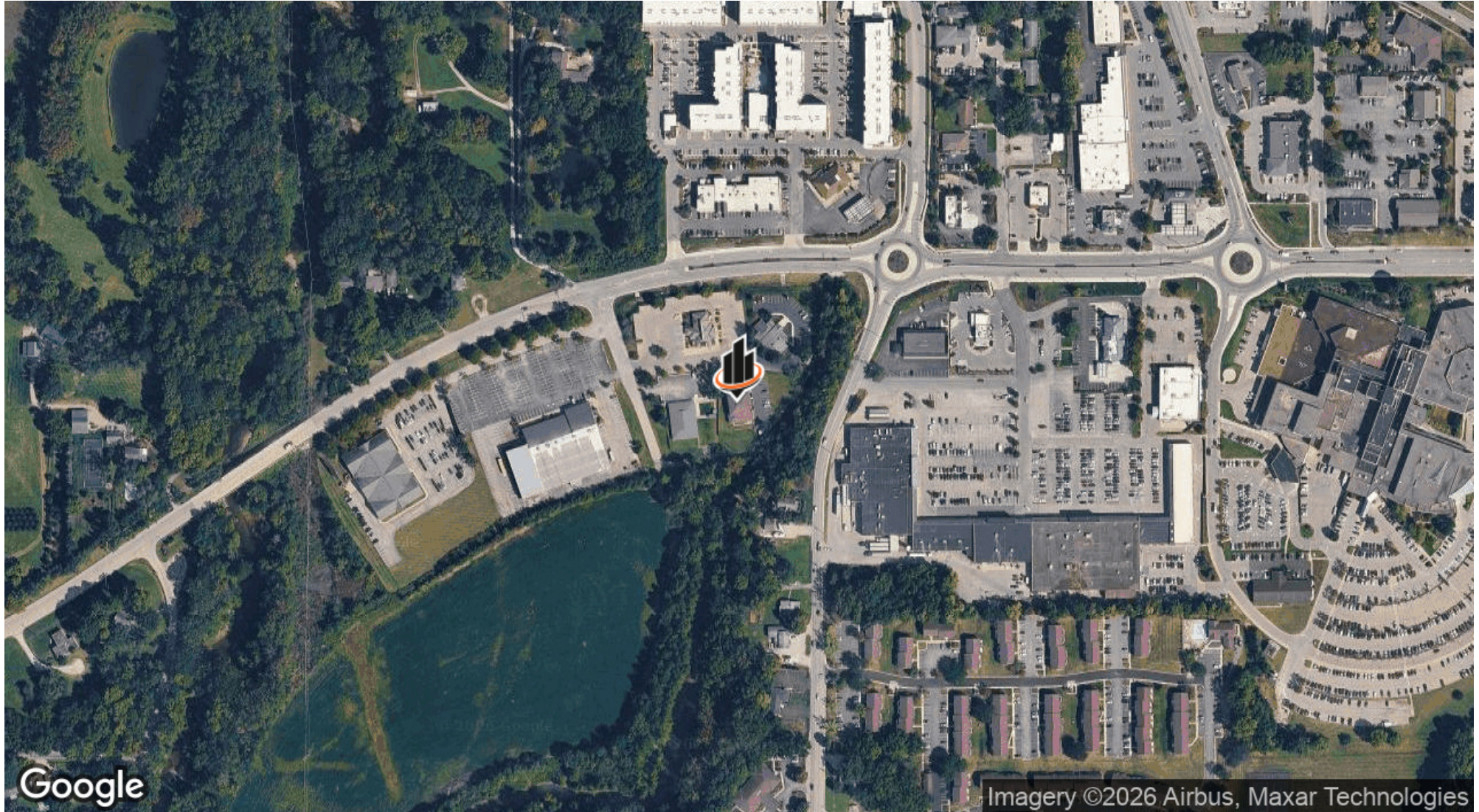
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LOCATION MAP



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