



2275 Duanesburg Rd

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Alex Taksir

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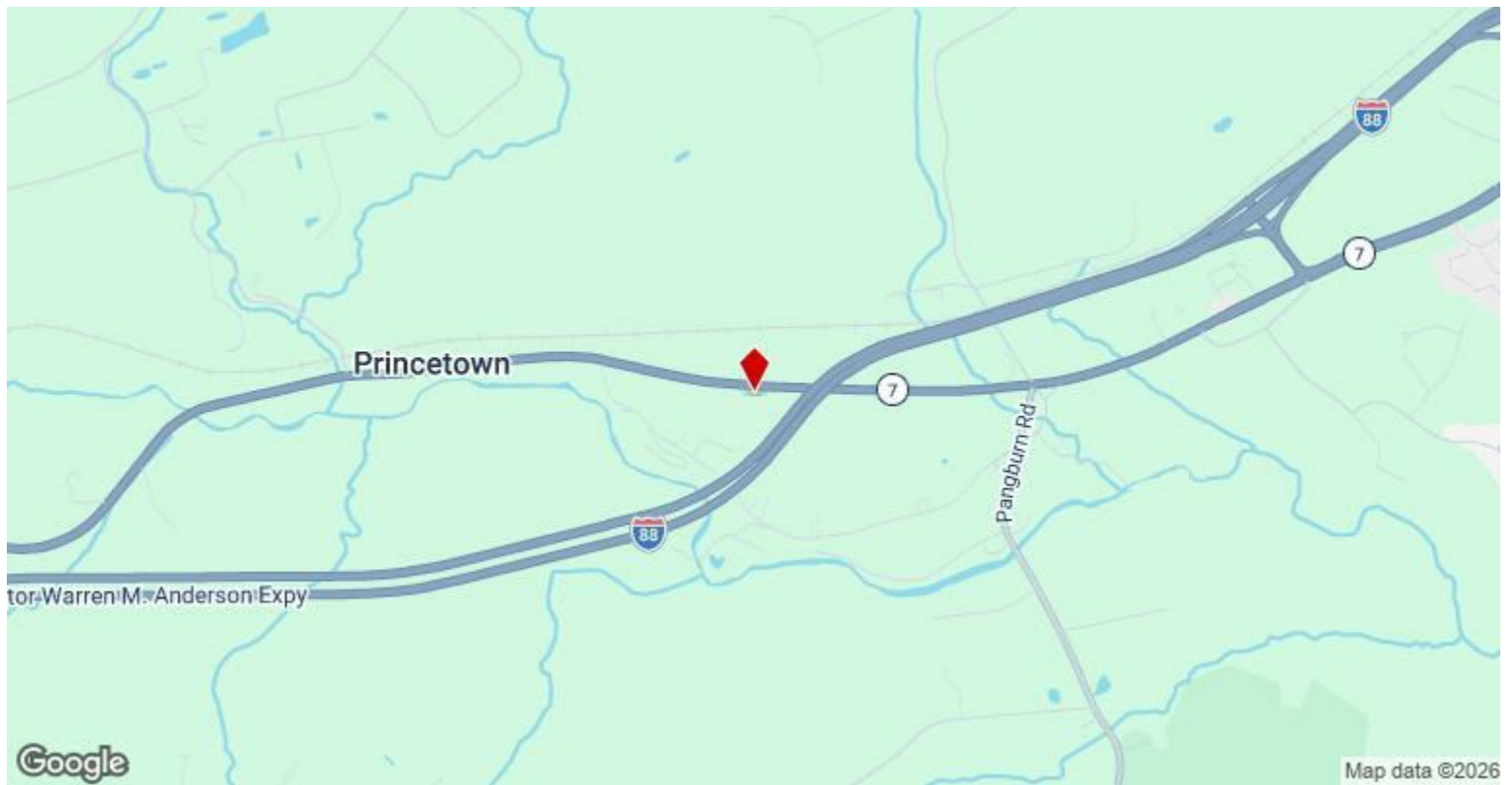
\$575,000

This is income producing property for investors or licensed professionals. Excellent for any professional office space or store with plenty of space to expand. Located on the high traffic road, next to I-88 and I-90. This Veterinary/Medical/ Mixed Use building is well established and emphasizes a strong focus on personalized care. This is a phenomenal potential for continuing Veterinary practice/Medical facility/Dental or Chiropractic clinic. Spacious +/- 2400SF include waiting area, 2 exam rooms, receptionist /waiting area, kennels, lab, cages, surgery, treatment and X-ray rooms with potential for 2nd floor addition and 1.17 acres there are many possibilities for growth. Property includes a +/- 3700SF single-family residence, offering live/work flexibility or supplemental income....

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Price:	\$575,000
Property Type:	Retail
Property Subtype:	Veterinarian/Kennel
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.18 AC
Gross Building Area:	2,450 SF
No. Stories:	1
Year Built:	1958
Parking Ratio:	3.67/1,000 SF
Zoning Description:	C1
APN / Parcel ID:	056-040-0002-005-000-0000
Walk Score ®:	10 (Not friendly)



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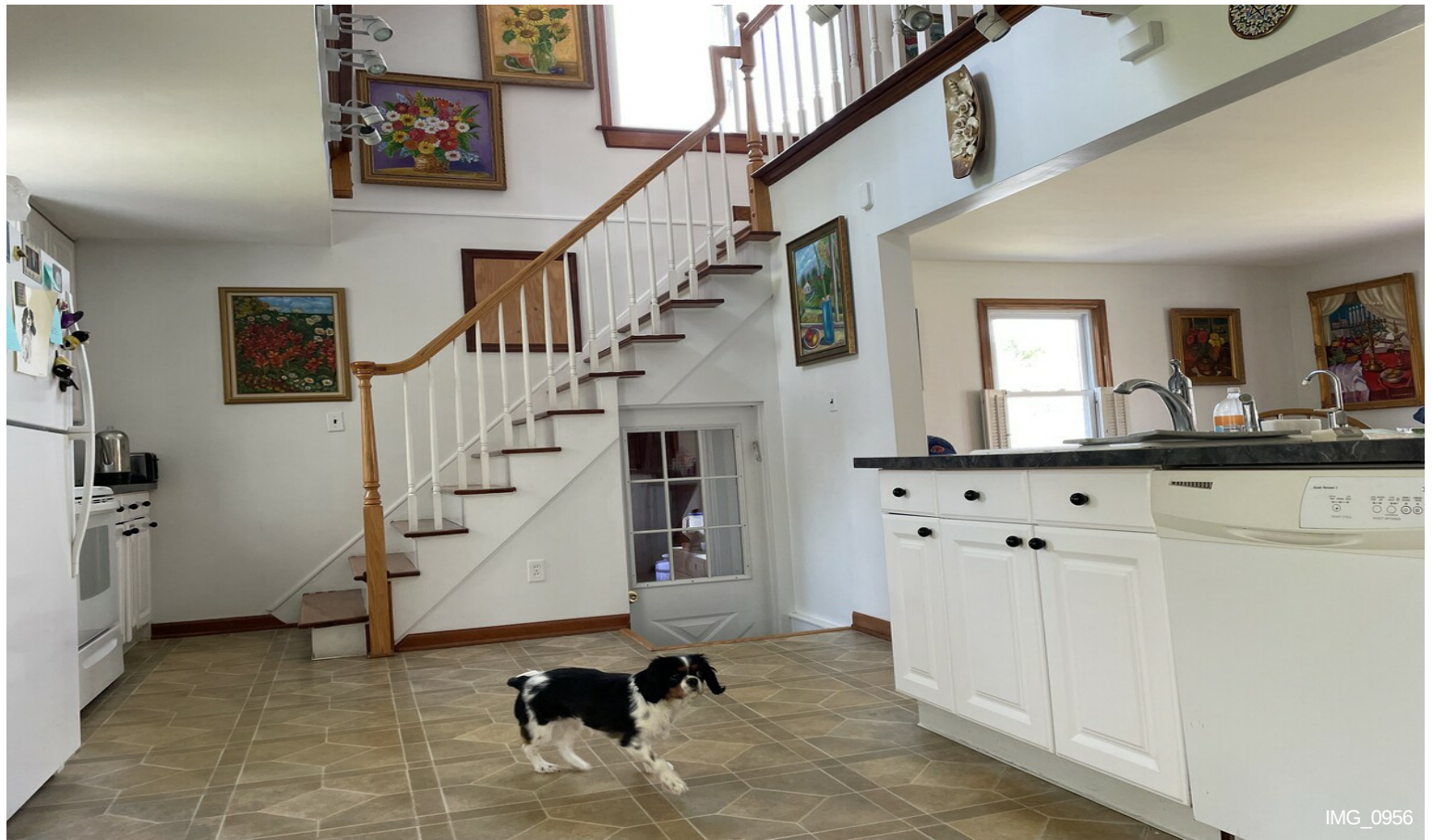
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



Interior Photo

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



Interior Photo

Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos

