



FOR SALE

TURNKEY VETERINARY CLINIC INVESTMENT OPPORTUNITY

154865

15TH LINE

Thamesford, Ontario

Jameson Lake

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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



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The property is currently leased at \$41,400 NNN annually through June 2027. The Tenant has exercised the first five-year renewal option, extending the term to June 9, 2032. The minimum/net rent escalates from \$42,978 in Year 1 to \$46,534.80 in Year 5, providing stable, long-term income.

BUILDING AREA	2,964 SF
SITE AREA	±0.94 Acres
LEASE EXPIRY	June 9, 2032
ASKING PRICE	\$650,000
TAXES (2026)	\$7,370.83

PROPERTY INFO

Rare opportunity to acquire a fully leased, income-producing veterinary clinic in Thamesford, ON. This 2,964 SF freestanding building sits on approximately 0.94 acres and features a surgery room, three exam rooms, an X-ray room, two bathrooms, gas heating, central air, and a natural gas backup generator.

Approximately \$100,000 in capital improvements were completed in 2022, including new board-and-batten vinyl siding, roof replacement, and blown-in insulation.

Flexible AB zoning permits a variety of uses, including veterinary, clinical, agricultural retail, and service businesses.

An excellent opportunity for investors or future owner-users.

PROPERTY PHOTOS





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