

OFFICE OR MEDICAL SPACE

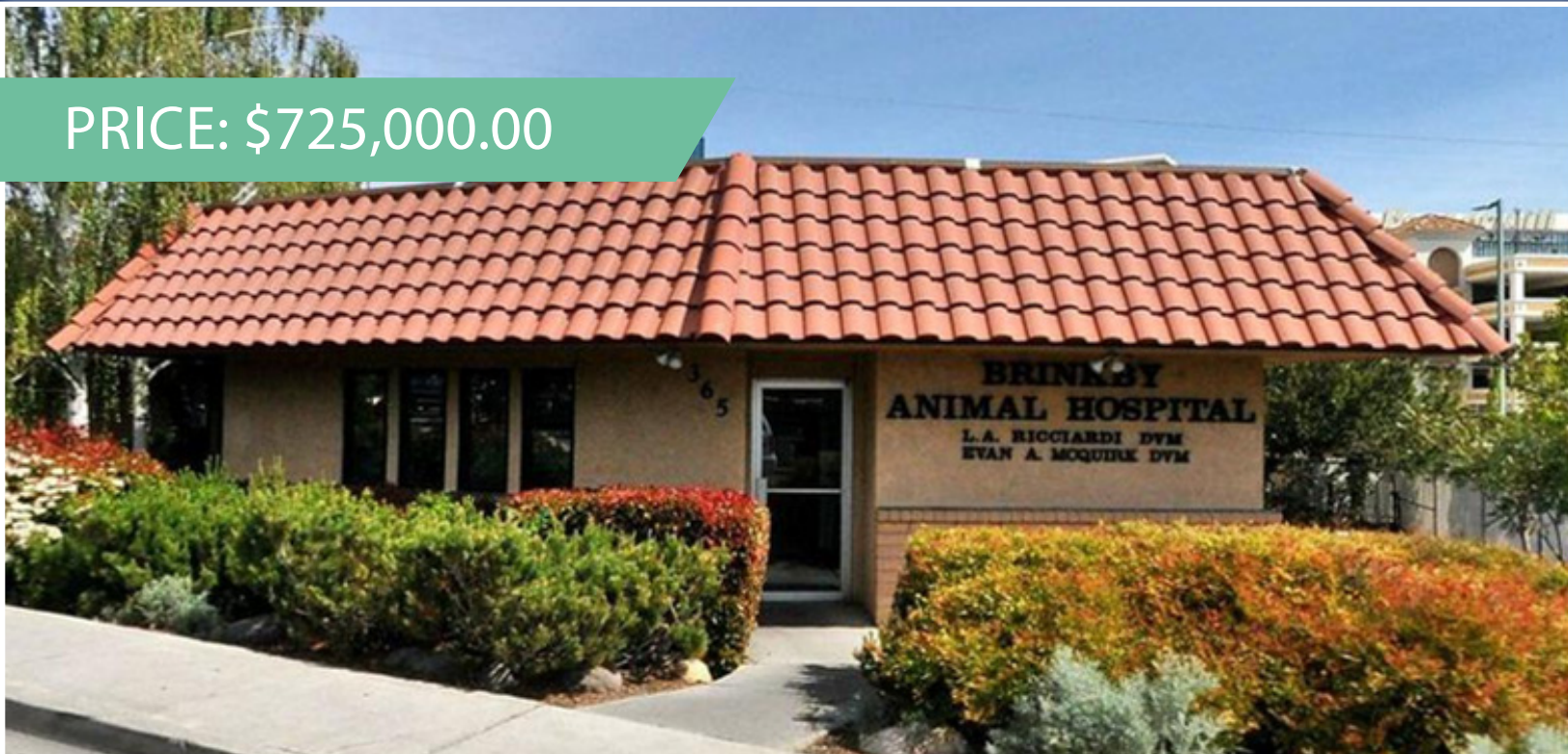
FOR SALE

365 BRINKBY AVENUE | RENO, NEVADA 89509

**AVISON
YOUNG**

Western Alliance
Commercial, Inc.

PRICE: \$725,000.00



Property Highlights

365 Brinkby Avenue is a custom-built free-standing veterinary Hospital with (7) dedicated parking spaces as well as ample off-street parking.

The upper level is 2,046 sf consisting of an inviting waiting area, a well-appointed reception station, ADA bathroom, (2) exam rooms with a possible third currently being utilized as a break area. There is a private doctors office with its own bathroom. The hospital is outfitted with oxygen as well as other necessary infrastructure. The hospital area is open with one surgical room and private recovery kennels. The finished basement adds an additional 1144sf to the property. It has laundry facilities, storage, washing tub, and 12 kennels previously utilized for boarding. This is a unique opportunity to acquire a turn-key veterinary hospital at a fraction of a new build cost.



For additional information, please contact:

JOHN PINJUV, SIOR
NV RE # B.0011720.CORP
775.332.7300
john.pinjuv@avisonyoung.com

BRAM BUCKLEY, CCIM
NV RE # S.0071332
775.332.7307
bram.buckley@avisonyoung.com

DERECK BARRETT
NV RE # S.0187252
775.332.7316
dereck.barrett@avisonyoung.com

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DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated
6151 Lakeside Drive, Suite 1000 | Reno, NV 89511
avisonyoung.com

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

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Property Location

The property is in central Reno amidst both commercial properties as well as several multi-family apartment buildings. The surrounding residents have brought their pets to this animal hospital for care and treatment for over (30) years.

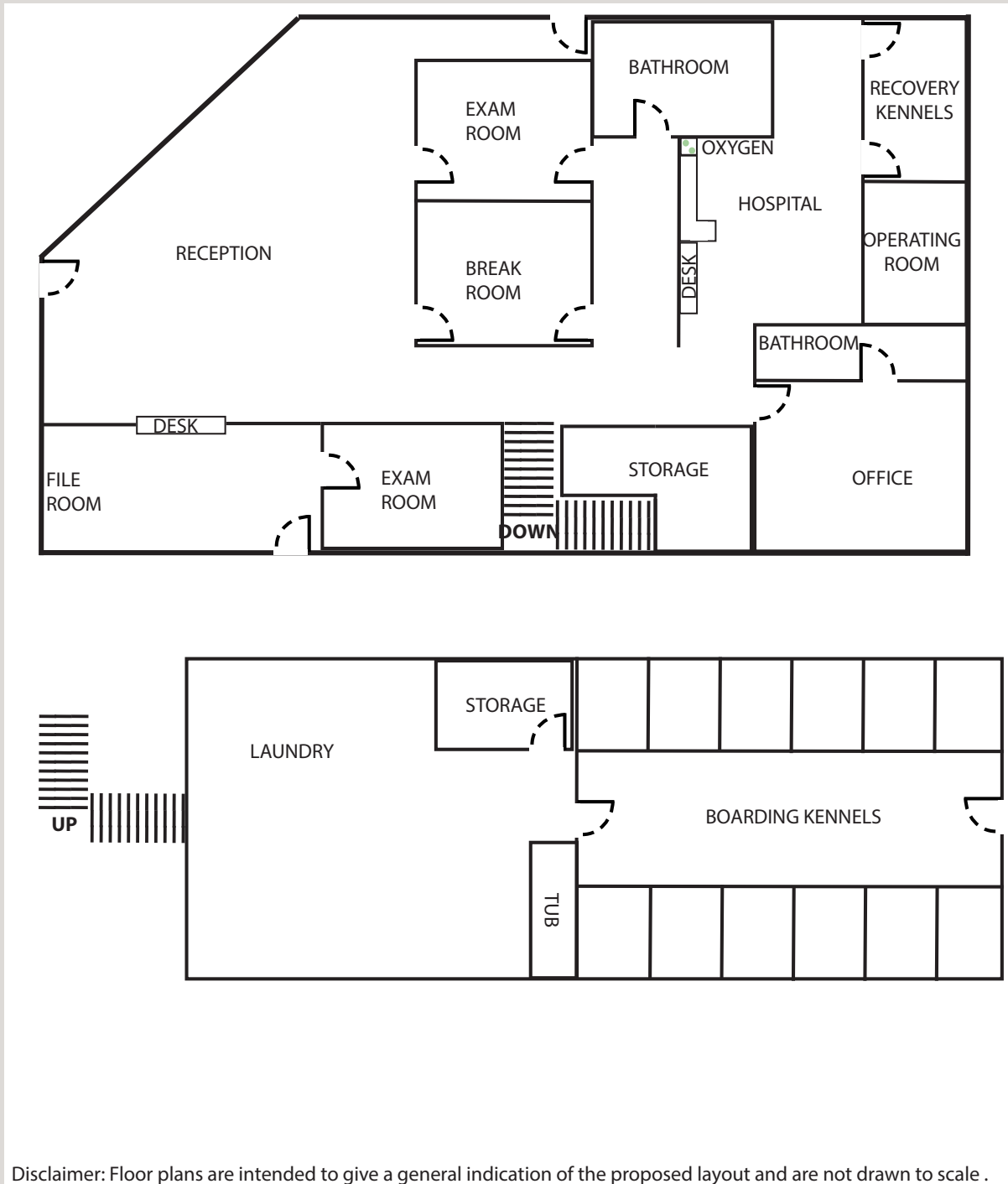
Demographics

	1-Mile	3-Miles	5-Miles
Population	21,736	96,698	221,918
Households	8,806	42,849	92,538
Avg Household Income	\$53,693	\$73,288	\$74,471
Median Household Income	\$37,712	\$47,807	\$52,189
Total Employees	21,639	124,087	178,848
Median Age	33.6	40.2	37.2

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FLOOR PLAN



Disclaimer: Floor plans are intended to give a general indication of the proposed layout and are not drawn to scale .