

# Mixed Use - Pearl River, NY



286 N Middletown Road, Pearl River, NY, 10965

Offered at \$650,000

For 42+ years this site has been home to Dr. Michael Strazza Animal Hospital. This stand alone building, which is totally fenced in, is perfectly situated & visible on North Middletown Road in Pearl River, adjacent to Route 304... extremely accessible & boasting past, present & future business stability. The Veterinary Practice Patient Register, Medical Equipment & Inventory are included in listing price. Street Level (handicap possible) entry Reception area & 2 exam rooms + surgical suite & bathroom + 1 car garage. Lower level offers 34 SS boarding cages & grooming station & 9 SS exterior runs. Upper level currently a 3 room accessory suite with additional full bath. Fyi, After hour emergency animal services w/in 2 miles. Fabulous schools, shopping, restaurants. Dr.currently services the the Hudson Valley & Tri State area. Close to TZ Bridge, 287/87/GSP, GW. Bridge. Inclusions/equipment & financials available upon request.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
Built: 1960

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