



Casey Ladowski



## 14605 Velp Ave

2,520 SF | Retail Building | Suamico, WI 54173 | \$449,000 (\$178.17/SF)



## INVESTMENT HIGHLIGHTS

- Meticulously maintained furnished & equipped veterinary clinic
- Includes approx 2000 past client names through the Cornerstone Veterinary Program
- Move-in ready!
- Great Northeast Wis location to serve several communities
- Ideal for start-up vet or expanding animal clinic or hospital
- Seller open to Seller financing for the right fit veterinarian!

## EXECUTIVE SUMMARY

Gorgeous prior veterinary clinic with equipment and furnishings now available and perfectly located in Northeast WI. Perfectly maintained. Ideal for a new veterinary clinic/animal hospital including the prior medical equipment and basically ready to move right in and operate your new business. Includes a past client list from over 20 years of prior successfully run business operations with approximately 2000 past clients with access through the Cornerstone Veterinary Program computer system that

will link right to a new operator. Equipment and furnishings in excellent shape, all meticulously cared for! Ideal location just off the hi-way with a very good traffic count, to serve several outlying communities as well as the greater Green Bay/Northeast Wisconsin market. Seller is open to seller financing which makes this opportunity perfect for a new start up vet or an expanding clinic wanting to expand with another location. A MUST SEE FOR YOUR NEW CLINIC!

## TAXES & OPERATING EXPENSES (ACTUAL - 2025)

	ANNUAL	ANNUAL PER SF
Taxes	-	-
Operating Expenses	-	-
<b>Total Expenses</b>	<b>-</b>	<b>-</b>

## PROPERTY FACTS

Sale Type	Owner User
Property Type	Retail
Property Subtype	Veterinarian/Kennel
Building Size	2,520 SF
Building Class	C
Year Built	2001
Price	\$449,000
Price Per SF	\$178.17
Tenancy	Single
Building Height	1 Story
Building FAR	0.06
Lot Size	0.97 AC
Zoning	G2-Commercial
Frontage	295' on Velp Avenue

## AMENITIES

- 24 Hour Access
- Corner Lot
- Security System
- Storage Space
- Air Conditioning
- Backup Power/Generators

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	Distance
Not Available	Not Available, No	3,022	2020	0.57 mi
Brown Rd	Sylvester Trl, W	2,502	2023	0.81 mi
Brown Road	Sylvester Trl, W	2,475	2025	0.82 mi
County Road J	Brown Rd, NE	684	2025	1.19 mi
N Lakeview Dr	Brown Rd, NE	714	2024	1.23 mi
US 41;US 141	Timber Haven Dr, W	31,127	2024	1.48 mi
US Hwy 41	Bramscreiber Rd, N	30,186	2025	1.51 mi
US Hwy 41	Sunset Beach Rd, S	35,466	2025	1.72 mi
US 41;US 141	Coach Ln, S	36,376	2024	1.74 mi
Restoration Rd	Forest Ln, S	1,038	2023	2.13 mi

## TRANSPORTATION

### AIRPORT

Green Bay/Austin Straubel International

24 min drive

17.4 mi

## PROPERTY TAXES

Parcel Number	SU-53-5	Improvements Assessment	\$333,300 (2024)
Land Assessment	\$49,000 (2024)	Total Assessment	\$382,300 (2024)

MAP



## ADDITIONAL PHOTOS



Welcoming Entry



Opposite View Entry - Waiting Room



Beautifully Landscaped



Customer Bath Room



Entry Area - Waiting Room



Reception Area w/Files



Doctor's Office



Desk Area Off Exam Rooms



Exam Room #1



Clinic Area



Exam Room #2



Clinic Area



Clinic Area



X-ray Room



Clinic Area



Wash Station and Kennels



Operating Room



Storage Room



Plenty of Storage



Staff Bath Room



Extra Cabinet Storage



Side Entry For Staff



Break Room



Mechanical Room



Exterior Side Entry



Great Setting



Back of The Building w/Back-up Generator



Meticulously Maintained



Plenty of Parking



MAKE THIS YOUR NEW VETERINARY CLINIC!

**Listing ID:** 38756091

**Date on Market:** 12/12/2025

**Last Updated:** 1/24/2026

**Address:** 14605 Velp Ave, Suamico, WI 54173

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