TOWER
REALTY PARTNERS

For Sale · Owner-User or Investment

Turnkey Veterinary Hospital

4243 Harlan Street
Wheat Ridge, Colorado

± 4,746 SF · Three finished levels

Melissa Pruitt
Managing Broker
720.556.1918 · melissa@tower-brokers.com



ASKING PRICE

$1,400,000

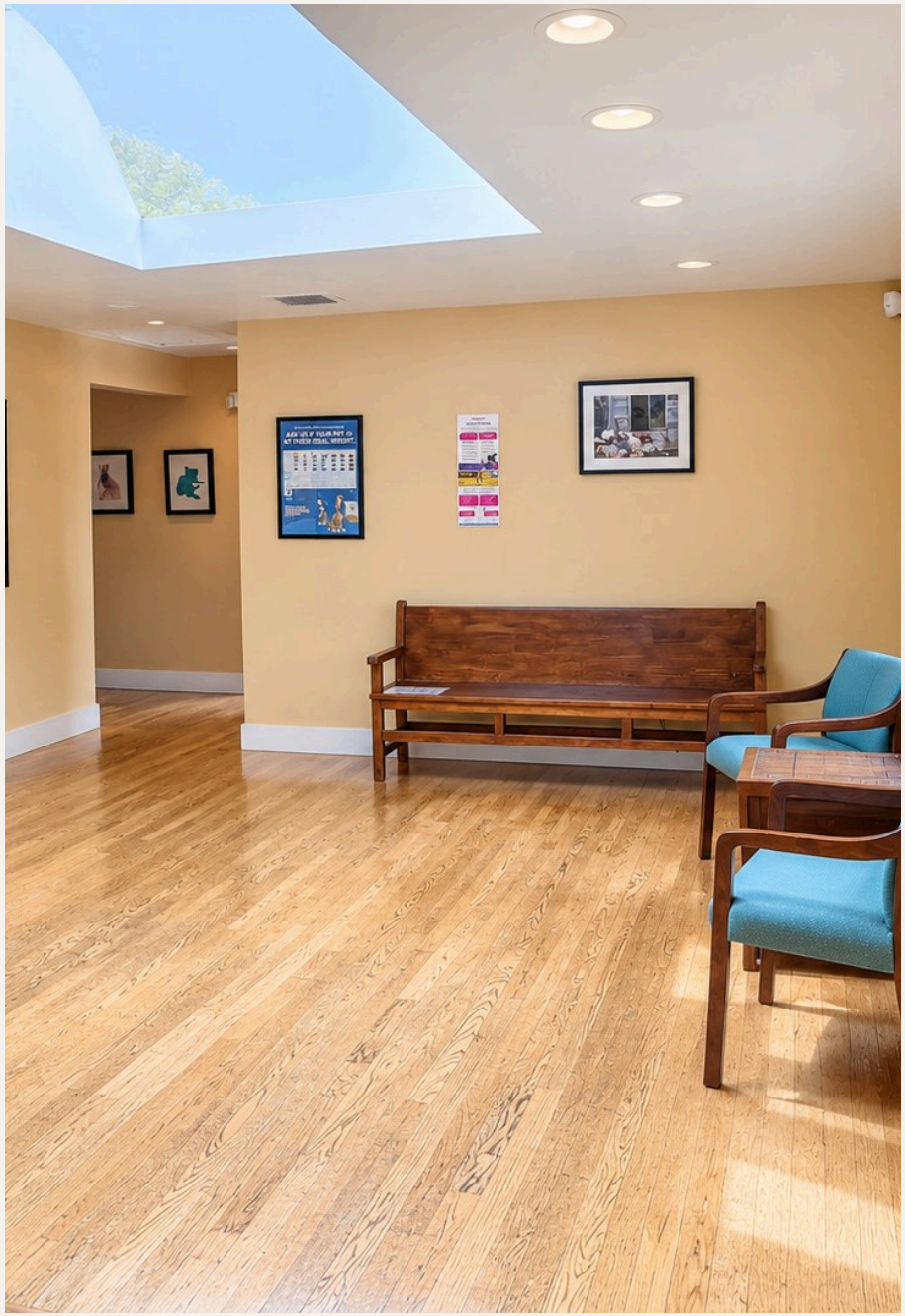
PROPERTY OVERVIEW

A turnkey vet hospital for an owner or investor

4243 Harlan Street is a companion animal veterinary hospital of approximately 4,746 square feet on three finished levels. It operates today as a veterinary hospital and is ready for the next operator from day one.

The main floor holds the full clinical program: reception, three exam rooms, surgery, digital radiology, treatment, lab and pharmacy, and indoor kennels. The upper and lower levels add finished office, storage and support space, so the operator can add doctors or services inside the existing walls.

± 4,746 SF BUILDING AREA	3 FINISHED LEVELS
3 EXAM ROOMS	3 INDOOR KENNEL WARDS



Waiting room with skylight

EXTERIOR

Updated exterior and on-site parking



Side elevation and drive aisle



Rear entrances

INSIDE THE HOSPITAL

Clinical spaces in place today



Interior hallway



Exam room



Laboratory and pharmacy



Clinical corridor

WHY THIS FACILITY WORKS

Built around patient flow

Exam rooms, treatment, surgery, radiology, lab and kennels sit close together, so staff take fewer steps between them. Client areas stay separate from clinical areas.

WORKFLOW

- Central treatment hub
- Dedicated surgery and radiology
- On-site lab and pharmacy
- Kennel prep next to the wards
- Separate client and clinical zones

ROOM TO GROW

Many hospitals need an addition to add doctors. Here, finished upper and lower levels are already in place and could be repurposed for clinical, administrative or revenue-producing uses.

Any change of use is subject to architectural review and local permitting.

CONTACT

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