

## Edmonton Veterinarian Clinic (property and practice)

**Address:** 101 River Road, Edmonton, Kentucky



**Edmonton Veterinarian Clinic (property and practice)**

(cell)

rhines@mossyoakproperties.com

**Acreage:** 1.03

**Price:** \$355,000

**County:** Metcalfe

**MOPLS ID:** 35375

**GPS Location:** 36.985244 X -85.610225

**Commercial Land**

The clinic and property is located at 101 River Road in Edmonton, Kentucky. This sale includes property and an established small animal and equine veterinarian practice that has been in business for 32-years. This clinic is the only veterinarian clinic with walk in care and office in Metcalfe County.

The current owner/veterinarian is currently operating the business on a part-time because he has reduced hours as he approaches retirement. The practice and office is located in a small rural county east of Bowling Green, Kentucky. This practice has a 3,000-customer small animal and equine based practice. As part of the sale, and if requested, the current Vet can provide additional on site assistance with the new owner as well as providing any additional instruction the new veterinarian would need as they become established.

The property includes real estate assets that are located within the Edmonton City limits on a 1.03-acre lot. There is a 1,008 square foot office equipped with operating room, kennels, waiting room, X-ray, ultrasound equipment, as well as all inventory.

For the equine portion of the practice, there is also a 55-foot x 55 foot six-stall horse barn with two paddocks. The practice currently has a contract with the local (Metcalfe) county to manage the animal shelter. For this portion of the practice, there are outside kennels for dogs and a 788 square foot building.

This practice is located in the southcentral portion of Kentucky (Edmonton, Metcalfe County), 50 miles east of Bowling Green, and 1.5 hours from

Nashville and/or Louisville. The county has a population of 10,500 residents. Agriculture is an important part of the local commerce and along with numerous specialty crops, the county is a major producer of cattle, hogs, horses, and other small ruminant livestock providing ample opportunity for expanding veterinarian services to other livestock producers.

The local county has unlimited opportunities for outdoor recreation including deer hunting, turkey hunting, and small game hunting. Waterfowl hunting opportunities can be found on the Green River WMA 45 minutes east. The county has no large lakes but does offer many miles of quality smallmouth bass fishing from kayak and canoe and/or wade fishing on two small rivers. For those interested in larger waterbodies, numerous large lakes are within a 45 minute drive, Dale Hollow, Green River and Barren River Lakes. Some of the best trout fishing in the southeastern U.S., the Cumberland River (tailwaters) is less than 40 minutes south of town. For those enjoying hiking, Mammoth Cave National Park is only 40 minutes away and provides 84 miles of hiking trails. For those who enjoy canoe/Kakaking the Green River Canoe Trail is only 19 miles north of town. Green River which is ranked the fourth most biologically diverse river in the U.S.

This is a great opportunity to take over an existing practice, live in a small rural community, and have access to some fabulous outdoor recreation opportunities.

If you are interested or need more information such as looking at the property, meeting with the current veterinarian, reviewing books, and other files, please contact Richard Hines at Mossy Oak Properties, 270-348-4174



  
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