



## 64108 RR 11 Rural Westlock County AB

\$599,000

Well established Veterinary Clinic on Highway 44 near Fawcett. If you are a Veterinarian looking for a new home look no further. This clinic is in great shape and looking for a new owner. With the only clinic in the immediate area, the clients come with the property. The clinic is equipped for small and large animals and the veterinary equipment that is currently there could be purchased by the buyer. The clinic could be renovated to be something completely different as well. The property has great highway exposure which could help any business. An added bonus is the modular home that is currently being rented monthly. A very comfortable unit with 2 bedrooms, one four piece bath, a large kitchen with a comfortable living area. The buildings are on 25.5 acres of land which is currently being used for pasture.

Listing Presented By:



Originally Listed by:  
RE/MAX Results

shannonc63@yahoo.com  
<https://shannoncarlson.remaxresults-ab.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)