

# Prime Commercial Space

Veterinary Clinic w/  
2br, 1 ba Apartment

1 Howell Street  
Walton, NY



## LISTING SUMMARY

**Sale Price:** \$230,000

**Price w/ Vet Equipment:** \$300,000

**Building Size:** 5,000 sq ft

**Main Floor:** 2,300 sq ft

**2nd Floor Apartment:** 1,085 sq ft  
(rent \$900/month)

**Groomer's Building:** 600 sq ft  
(rent \$800/month)

**Attic & Basement:** 1,300 sq ft

**Lot Size:** .25 ac

**Delaware St Frontage:** 107 ft

**Howell St Frontage:** 104 ft

**Parking:** 10+ vehicles

**Traffic:** 1,500 cars/day/avg

**Zoning:** Multi-Use

**ADA:** Clinic is ADA Compliant

**HVAC:** Municipal Gas/Forced Air

**Sewer:** Municipal

**Roof:** Metal

**Electric:** 200 amp NYSEG

## VIRTUAL TOUR

Scan QR code for full details



at Keller Williams Upstate NY Properties

Susan Muther & Hazen Reed

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94 Main St Delhi, NY







## CLINIC OVERVIEW

High Visibility. Central Location. Huge Potential. Opportunity to build on a foundation of success.

As a vet clinic, this much-loved practice generated gross billings of \$750k+ in 2021. With over 12,000 homes within a 10-mile radius, and no other veterinary clinics in operation in Walton, NY, this multi-use building represents tremendous value. Start your own practice or convert it to suit your needs. (Please consult the listing agent for complete details on vet equipment, etc.)

The 2,300 sqft space is perfectly suited for high-traffic business OR conversion to all apartments. Convenient off-street parking with entrances on Delaware St & Howell St for easy access for 10+ cars. Modern utilities with natural gas hot water and forced air heating plus AC. Commercial and residential zoning and walking distance to all of the services of Walton.

## CLINIC DETAILS

Lobby (165 sqft)  
 Reception (198 sqft)  
 Waiting Room (88 sqft)  
 Restroom (30 sqft)  
 Administration Office (132 sqft)  
 Private Office (165 sqft)  
 Private Bathroom (42 sqft)  
 Staff Bathroom (24 sqft)  
 File Room (99 sqft)  
 Exam Room A (72 sqft) w/ sink  
 Exam Room B (72 sqft) w/ sink  
 Clinic Room (272 sqft) w/ sink, exam table, lighting, 14 stainless steel animal kennels

Laundry (63 sqft)  
 Surgery Room (121 sqft) w/ sink, exam table, lighting, surgery equipment  
 X-Ray Room w/ lead-lined walls (55 sqft) 3 year-old Vet-Ray Technologies X-ray machine w/ software

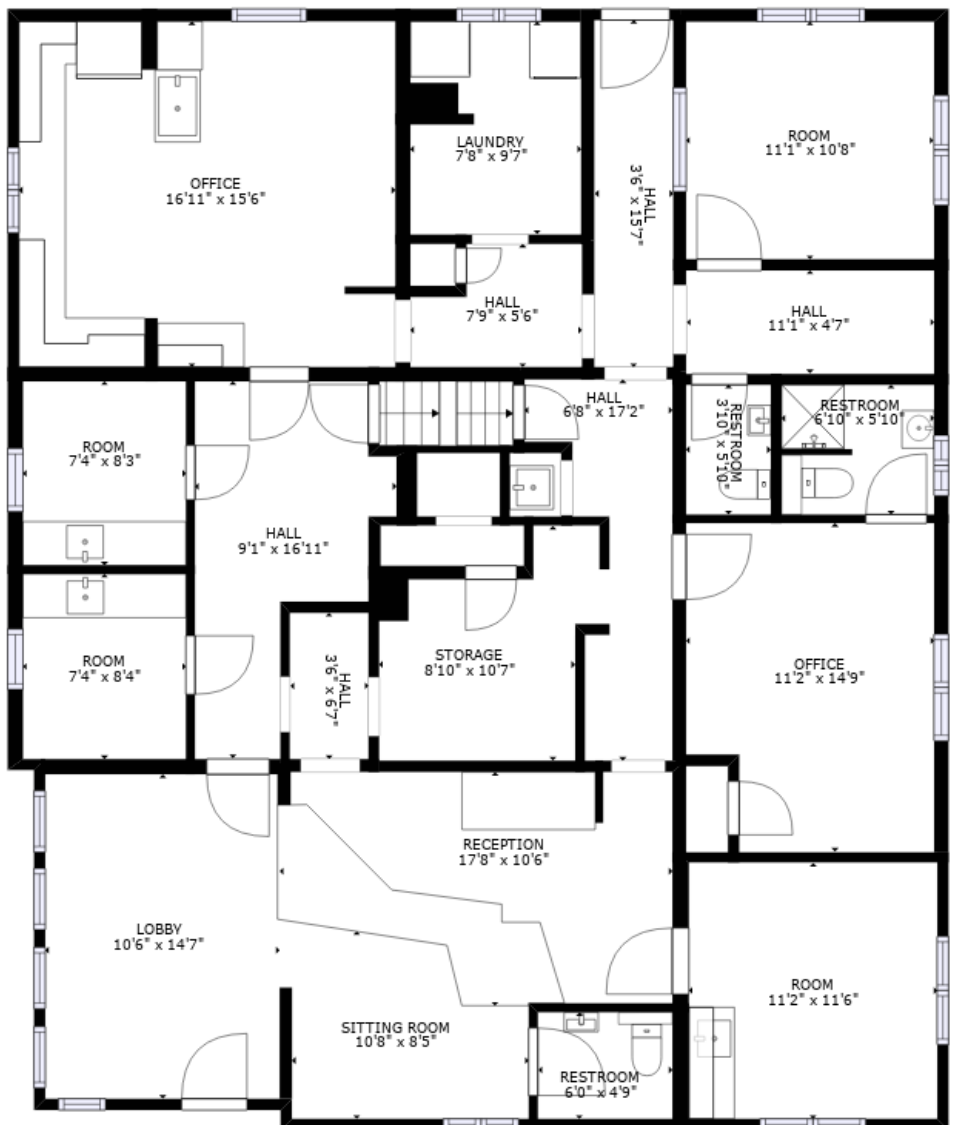






## CLINIC FLOORPLAN

Main Floor





### APARTMENT & GROOMER'S BUILDING OVERVIEW

The entire second floor is a bright and clean 2-bedroom apartment, with a spacious full bath, and an eat-in-kitchen. There is an additional room that could serve as an office/study or simply additional storage. This presents a fantastic live-work opportunity.

Additionally, the property includes a second building that was most recently rented to a dog-grooming practice (top photo below)

### APARTMENT DETAILS

- Rent: \$900/mnth
- 1,085 square feet
- 2 Bedrooms (Bed 1: 272 sqft; Bed 2: 165 sqft)
- 1 Full Bath (48 sqft)
- Eat-In-Kitchen (250 sqft)
- Attic Storage (500 sqft)
- Private (covered) entrance from the parking lot. Additional entrance from the vet clinic.
- HVAC & Hot Water included
- Off-Street Parking

### GROOMER'S BUILDING DETAILS

- Rent: \$800/mnth
- Separate Building
- Electric, Heat and Hot Water (sinks only, no bathroom )
- 2 Floors
- HVAC & Hot Water included
- Off-Street Parking

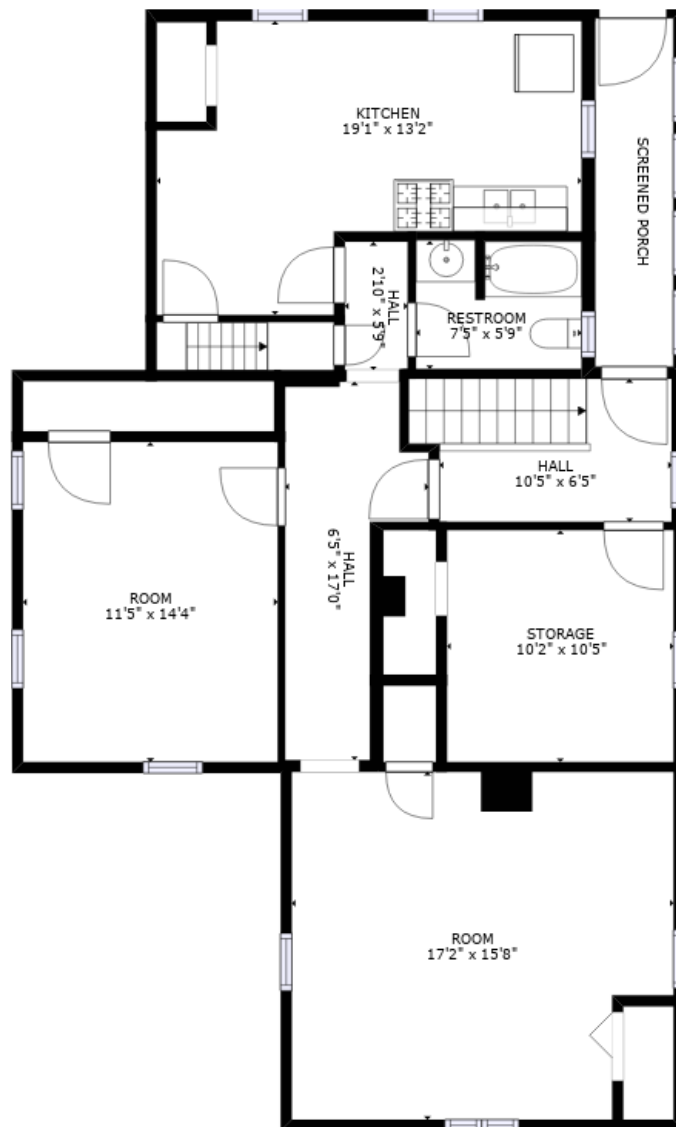






## APARTMENT FLOORPLAN

Second Floor







### WALTON AND SURROUNDING AREA

From 2020 to 2021, employment in Walton, NY grew at a rate of 10.5%, from 1.3k employees to 1.44k employees.

Walton's largest industries are Retail Trade (351 people), Other Services, Except Public Administration (202 people), and Manufacturing (171 people), and the highest paying industries are Educational Services (\$96,128), Educational Services, & Health Care & Social Assistance (\$67,688), and Transportation & Warehousing, & Utilities (\$57,604).

In 2021, 59.4% of workers in Walton, NY drove alone to work, followed by those who walked to work (13.1%) and those who worked at home (10.8%). And employees in Walton, NY have a shorter commute time (14.5 minutes) than the normal US worker (26.8 minutes). The largest share of households in Walton, NY have 2 cars. (Source: DataUSA)

### TO SCHEDULE A SHOWING OR FOR MORE INFORMATION:

607-746-3000  
[info@CatskillCountryLiving.com](mailto:info@CatskillCountryLiving.com)

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