

FOR SALE

VETERINARY CLINIC IN FREE-STANDING BUILDING

1361 Memorial Drive, Chicopee, MA 01020



310.839.3333



Building : +/-2,604 SF
Lot Size : +/-0.46 Acres
Sale Price : \$1,300,000
Cap Rate : 13%

(As of November 2023)

PROPERTY HIGHLIGHTS

- Single Tenant Double Net (NN) Leased Property
Westover Animal Clinic is the Only Veterinary Clinic in Chicopee (Opened in 2001)
**Landlord Responsible for Roof + Structure*
- +/-2,604 SF Freestanding Building on +/-0.46 acres
- 10 Parking Spaces in Onsite Lot

LANCE LEVIN, PRESIDENT

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**Square Footage Approximate –
Buyer to Independently Verify*



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LEASE SUMMARY

Tenant: NVA Westover Veterinary Management Inc.

Founded in 1996, NVA operates roughly 1,400 locations, primarily serving as general practice veterinary hospitals, along with equine hospitals and pet resorts, in addition to managing Ethos Veterinary Health – 145 world-class specialty and emergency animal hospitals.

For more details, visit:
www.nva.com/our-story

Premises: Building Size - 2,604 SF

Lease Commencement:
October 30, 2009

Lease Expiration:
November 1, 2024

Renewal Options: None

Rent Increases: CPI Annually

Lease Type: NN+

Permitted Use: Veterinary Hospital



Tenant Responsibilities

- Utilities
- Property Taxes
- Insurance
- HVAC Maintenance

Landlord Responsibilities

- Roof & Structure



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[3D Virtual Tour Link](#)

Navigation Instructions

- Virtual Tour – To navigate the virtual tour, use your mouse click on these circles 
- Dollhouse View – Click the  icon at the bottom left hand corner of the screen
- Floor Plan Overhead View – Once in Dollhouse mode, the floor plan button will be present at the lower center area of the screen
- Click on any room within the doll-house or ‘floor plan’ view to immediately jump into that room within the virtual tour.



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10-CAR PARKING IN ONSITE LOT



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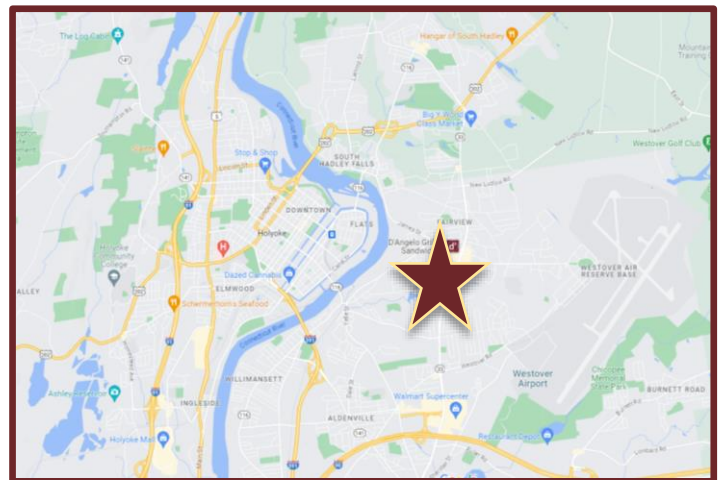
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LOCATION HIGHLIGHTS

- Chicopee is the Second Largest City in Western Massachusetts and Connected to the Springfield MSA
- Strong Demographics – Over 153,308 People Reside Within a 5-Mile Radius, Earning An Average Household Income of \$64,362+
- Neighboring Tenants Include Walgreens, CVS Pharmacy, Public Storage, KFC, Planet Fitness, Goodwill AutoZone, Advance Auto Parts, Speedway Burger King



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