

## Business - La Camella - 9991

Property type	<b>Business</b>		
Location	<b>La Camella , Arona</b>		
Views	<b>Street view</b>		
Sale	<b>385 000 €</b>	Reference	<b>9991</b>
Built area	<b>105m<sup>2</sup></b>	Bedrooms	<b>0</b>
Bathrooms	<b>1</b>		

An excellent investment opportunity is available in La Camella, Arona: a fully equipped veterinary clinic, available for sale or lease, ready to continue operations without the need for further investment. An established business, designed to offer a comprehensive and professional service.

The premises have a highly functional layout, including two consultation rooms, a reception area, a retail area, a dog grooming salon, an operating theatre, an X-ray room, a kitchen, a bathroom with shower and a storeroom, covering all the needs of a modern clinic. Each space has been designed to optimise workflow and customer service.

One of the great advantages of this property is that it is sold with all equipment included, notably specialised technology and machinery such as a V200 analyser, an X-ray unit with a digitaliser system, a WATO anaesthesia machine, an anaesthesia compressor, an ultrasound scanner with monitor and a portable ultrasound scanner, a PANI Vet monitor, infusion pumps, a Melatron autoclave, a Catalyst biochemical analyser, hospital cages, a surgical lamp, a hydraulic surgical table and a full range of furniture, amongst other essential items for day-to-day operations.

The clinic currently operates Monday to Friday from 10:00 to 18:00, offering scope to expand operations according to the new owner's needs.

An ideal opportunity for vets wishing to start or expand their business, as well as for investors seeking a property ready to generate income from day one in an established area of southern Tenerife.

For further information or to arrange a viewing, please do not hesitate to get in touch.

Community Fess: €42/month.

Property tax (IBI): €260/year.

Asten Realty Reference: 9991.





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