

Turnkey Veterinary Practice + Property — Pike Animal Hospital  
162 Enzor Road  
Troy, AL 36079

**\$600,000**  
1± Acres  
Pike County



## PIKE ANIMAL HOSPITAL



**TROY, AL VETERINARY PRACTICE**  
**GROOMING & BOARDING**  
**REAL ESTATE | EXPERIENCED STAFF**  
SINCE 1992  
**\$600,000**





## Turnkey Veterinary Practice + Property — Pike Animal Hospital Troy, AL / Pike County

### SUMMARY

#### Address

162 Enzor Road

#### City, State Zip

Troy, AL 36079

#### County

Pike County

#### Type

Commercial, Business Opportunity

#### Latitude / Longitude

31.763921 / -85.96035

#### Dwelling Square Feet

2863

#### Bedrooms / Bathrooms

-- / 2

#### Acreage

1

#### Price

\$600,000

#### Property Website

<https://thelandcrafters.com/detail/turnkey-veterinary-practice-property-pike-animal-hospital-pike-alabama/93807/>



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### **PROPERTY DESCRIPTION**

Veterinary practice in Troy, Alabama, in operation for 33 years, includes boarding and grooming services, along with the associated real estate. Wonderful, experienced staff in place and is now offered for sale by the family of Dr. Lawrence Johnston

**Esteemed Community Reputation:** Pike Animal Hospital boasts a long-standing, highly regarded presence in the Troy community, built on compassionate care for small and large animals. Offered for sale by Dr. Johnston's family, this practice has earned trust through decades of reliable service, making it a beloved local institution.

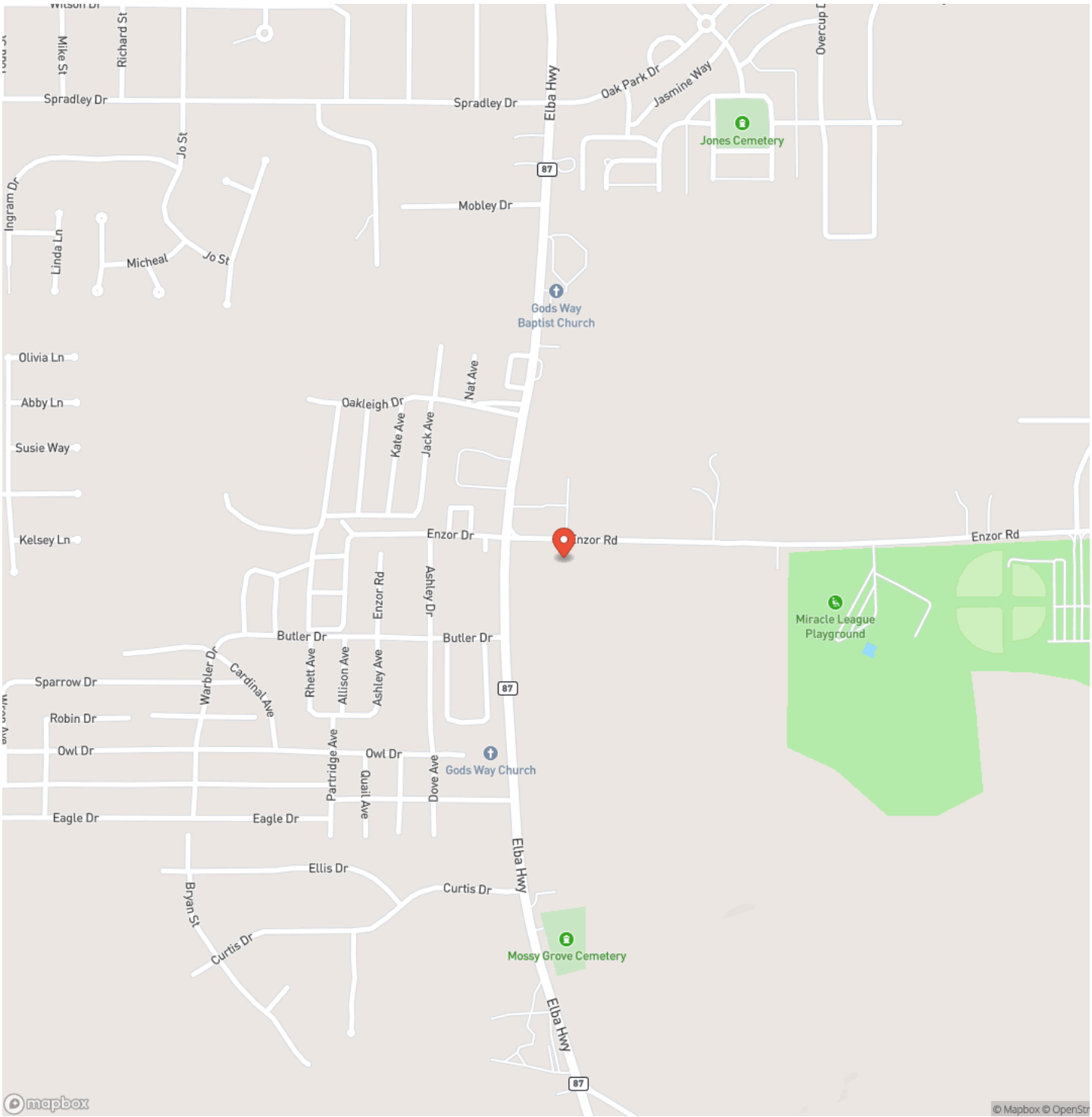
- **Comprehensive Sale Package:** The acquisition includes the veterinary practice, the well-maintained building, and all essential equipment and furnishings for seamless daily operations.
- **Loyal and Expansive Client Base:** Benefit from a clientele of over 2,600 long time clients eager to maintain their relationship with the practice. This solid foundation provides opportunities for steady income and organic growth.
- **Equipped Facilities:** The hospital features 3 exam rooms, a dedicated surgery suite plus complete office furnishings.
- **Boarding and Grooming Services:** Enhance your revenue streams with overnight and long-term boarding in clean, climate-controlled facilities. Grooming services add further value, catering to the full spectrum of pet care needs.
- **Turnkey Efficiency with Minimal Downtime:** Step into an operational business designed for smooth handover. Ideal for an individual veterinarian or expanding group.
- **Untapped Growth Potential:** Situated in a prime market with a growing demand for veterinary services, this operation is poised for expansion. A personable, professional veterinarian can leverage the existing infrastructure to introduce new specialties, extend hours and potentially add large animal services in this welcoming Southern community.

Pike Animal Hospital represents more than a business—it's a legacy of care ready for its next chapter. For inquiries or to schedule a viewing, contact us today. Don't miss this rare chance to own a cornerstone of Pike County's animal health community!

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Troy, AL / Pike County

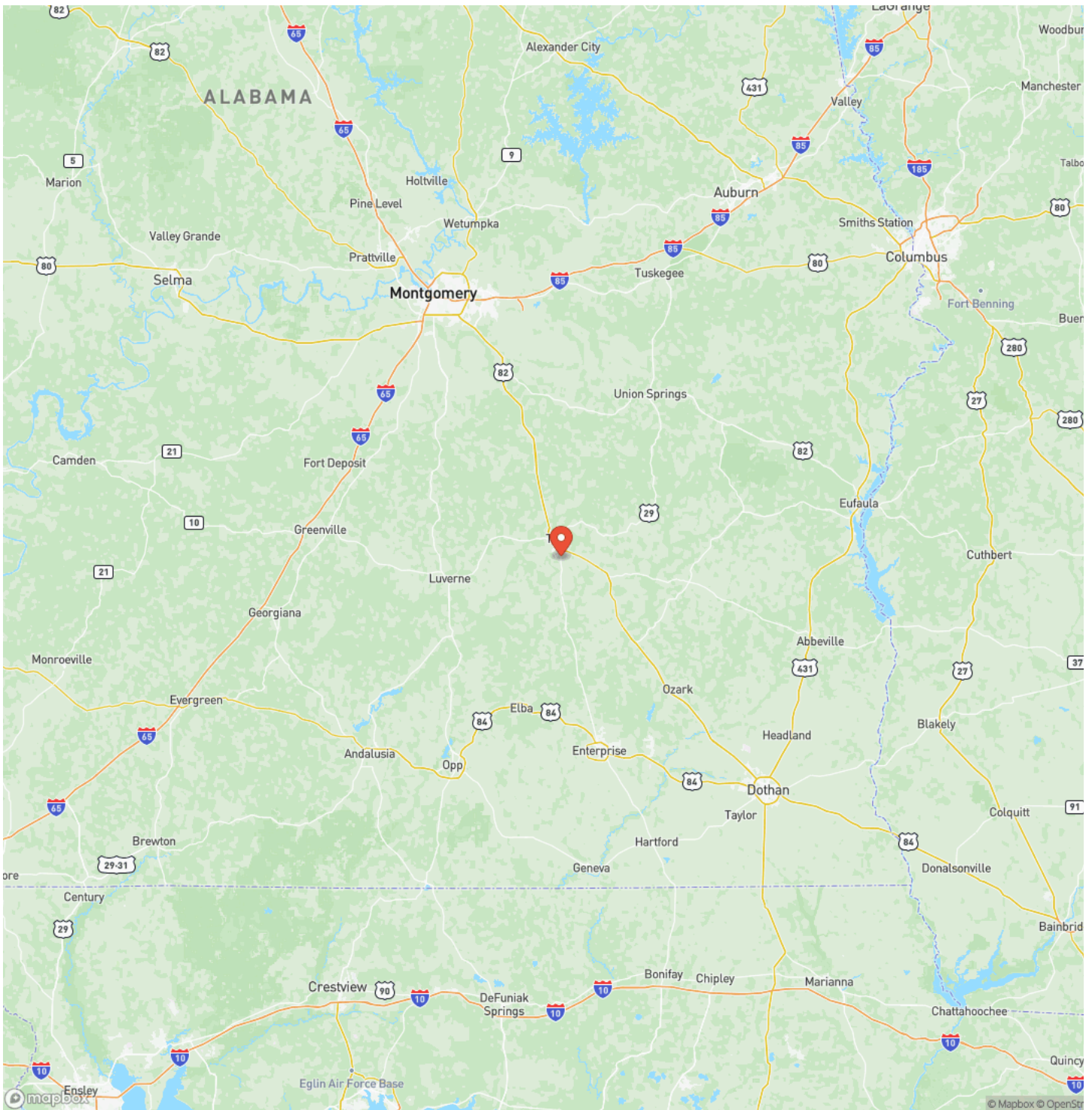


# Locator Map



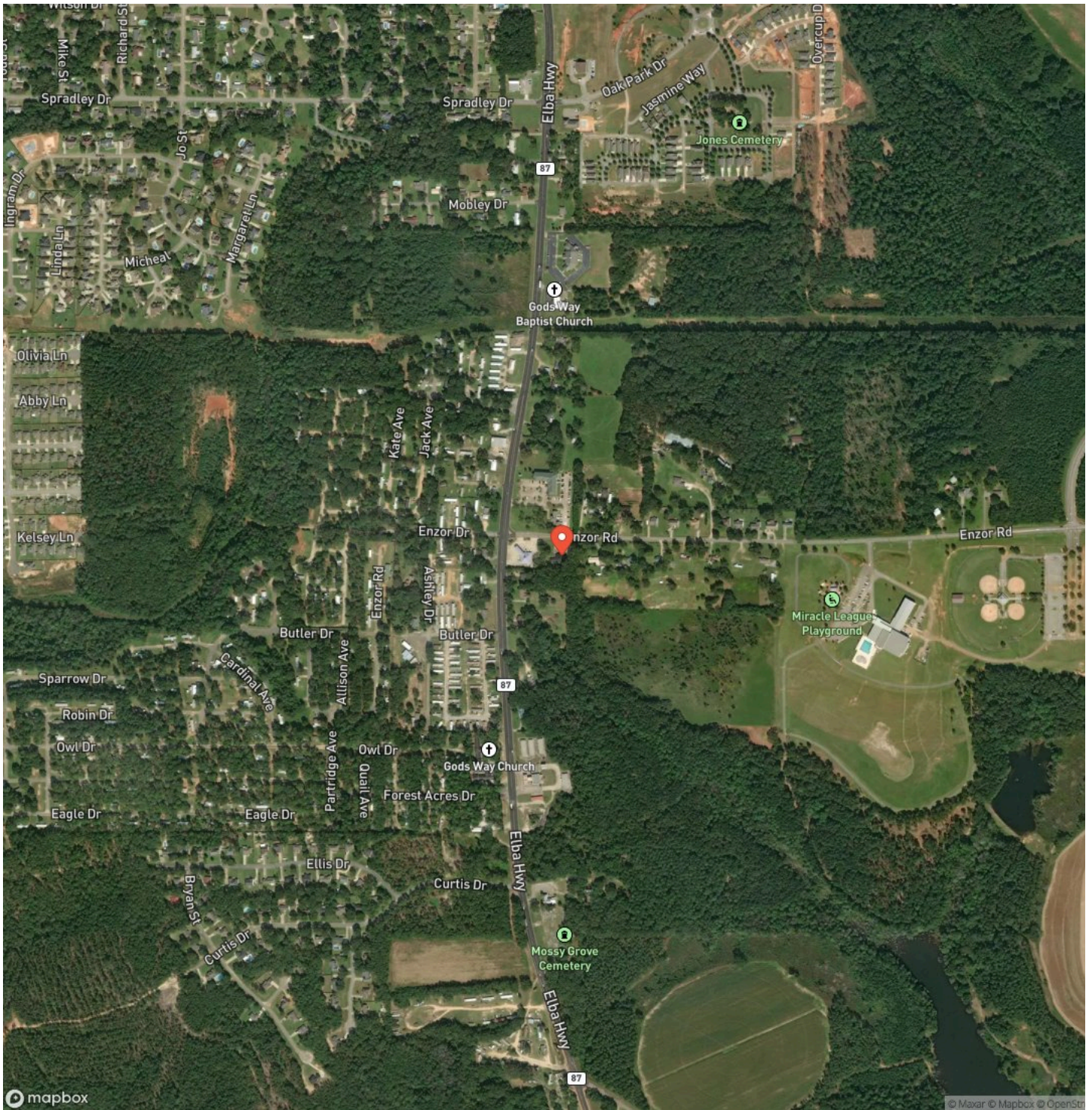


## Locator Map





## Satellite Map



## Turnkey Veterinary Practice + Property — Pike Animal Hospital Troy, AL / Pike County

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Dale Walker

## Mobile

(334) 202-8300

## Office

(334) 277-6501

## Email

[dwalker@mossyoakproperties.com](mailto:dwalker@mossyoakproperties.com)

**Address**

4373 Marler Road

## City / State / Zip

## NOTES

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings visible.



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**www.thelandcrafters.com**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties Alabama Land Crafters**

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Pike Road, AL 36064  
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