

Absolute Auction

Wednesday, Apr.10, 2024 at 12:30PM
at the Hampton Inn
200 McBride Ln, Gretna, VA

Also Selling Inventory & Equipment (see back cover)

April
10
Wednesday

BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com

GRETNA ANIMAL CLINIC

6,240 Sq.Ft. Facility on 1.23 Acres just off Main St

Property Address: 106 Center St, Gretna, VA



6,240 Sq.Ft. Main Facility



20x40 Storage Building



Modern Facilities



Approx. 550' of Road Frontage

Selling for Robert L. Hooke DVM and his wife, Cindy, who are officially retiring after 30 years at this great location.

Building SF: 6,240 sq.ft. w/ waiting room, front office & reception, (2) exam rooms, dental room, surgery room, treatment room, radiology lab, laundry room, animal rooms, (2) offices

Other Bldgs: Storage building (20'x40') with grooming room and storage; Original blacksmith shop

Land: 1.227 acres zoned TZ Town Zoning

Location: Just off Main St across from public parking lot

Frontage: Impressive +/-550' of frontage along Center St

Fencing: Fenced and cross-fenced including a dog run

Parking: Gravel parking on either side of the building. Public parking available across the street.

Roof: Shingle roof was just recently replaced

HVAC: Heat pump

Tax parcel: 2530-17-1941

Tax assm't: \$305,500 (new assm't 8/9/2023)

Appraisal: \$325,000 in Oct. 2020



DIRECTIONS TO PROPERTY

- From the North, US-29S to Gretna. Use LEFT LANE to take the US-29Bus exit for Gretna. Cont. on US-29Bus S / Main St for 1.5mi to RIGHT on Center St (just past Valero station).
- From the South, US-29N to US-29Bus exit for Gretna. Cont. on US-29Bus N / Main St for 2.1mi to LEFT on Center St (at American National Bank).
- From Smith Mountain Lake / Penhook area, take Rt.40E to Gretna. LEFT on Main St. 0.4mi to LEFT on Center St.

AUCTION SITE

- Hampton Inn, 200 McBride Ln, Gretna, VA

AGENT ON SITE

- Tue, Mar.26, Noon-2PM • Wed, Apr.3, Noon-2PM
- Mon, Apr.8, Noon-2PM • Other days avail by appointment

TERMS SUMMARY

10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. Sells to high bidder. See website for complete terms.

Full details online at www.trfauctions.com



www.TRFAuctions.com

434.847.7741



Sale Site Phones for Auction Day:

434.660.5159 | 434.610.3182 | 434.610.2597

Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

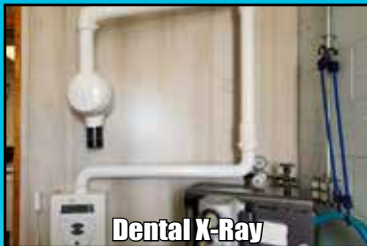
Gretna Animal Clinic Veterinary Equipment Partial List Selling at Online Auction Details Below



Autoclave



Washer / Dryer



Dental X-Ray



Anesthesia Machine



Summit X-Ray Table



LW Scientific Microscope



VetScan VS2 & VSpro



Shor-Line Cages



For-Most Cattle Chute

ONLINE ONLY AUCTION

Veterinarian Equipment Liquidation

Auction Ends: Thu, Apr.18 @ Noon
Items at 106 Center St, Gretna, VA

- X-Ray: Summit LX12V w/ Acuity CR upgrade
- Dental X-Ray: Dentsply Sirona Heliodont Plus
- Mindray Portable Ultrasound Machine & cart
- VetScan VS2 Chemistry Analyzer
- VetScan VSpro Coagulation Analyzer
- Anesthesia: Penlon Sigma Delta Machine
- Anesthesia: Bickford w/ Sigma Delta Vaporizer
- Therapy Laser: Companion CTX
- Dental Machine for cleaning and polishing
- Sterilizer: Tuttnauer 2540M Autoclave
- Lutech LT4610 Infusion Pumps
- Microscope: LW Scientific Revelation III
- Cattle Chute: For-Most Mod.450 w/ Headgate
- Scale: VetOne Walk-On Scale 700lb capacity
- Surgery Table, V-top, hydraulic, not heated
- Exam & Instrument Tables
- Operating Room Lights
- Surgical equipment and supplies
- Shor-Line Stainless Cages – various sizes
- Cat Condos & Dog Crates
- Office Equipment (computers, printers, etc)
- Appliances: Washer, Dryer, Refrigerators

PREVIEW: Mon, Apr.8 from noon-2pm
Wed, Apr.16 from noon-5pm

REMOVAL: Sat, Apr.20 from 9am-4pm
Mon Apr.22 from 9am-4pm

TERMS: Full settlement by cash, check, or credit card.
10% buyer's premium. 3% fee for credit cards. Items
sell absolute. Removal by Apr.22. Full terms online.

Bid Online at
bid.TRFauctions.com