

FOR SALE: Small Animal Vet Clinic – Established 40+ Years

Located by Military Base: do not need to be a vet!

Financial Overview

List Price: \$785,000

Gross Sales

| 2025 | 2024 |
|-------------|-------------|
| \$1,236,404 | \$1,215,578 |

Cash Flow

| 2025 | 2024 |
|-----------|-----------|
| \$263,079 | \$258,714 |

- **Low Multiple:** 3
- **Equipment:** \$142,030

Valuation: 2025 Cash Flow x Multiple = Valuation
 $\$263,079 \times 3 = \$789,237$

Business Information

Service Breakdown: 60% Medical and Preventative Care, 30% Surgery, and 10% Emergency services. Boarding services are also offered

Service Area: Fort Riley community and the surrounding towns of Chapman, Milford, Wakefield, Manhattan and Abilene

Facility: The facility spans 1,600 sq ft with 2 exam rooms and a 200 sq ft detached consultation room for euthanasia

Personnel: 7 FT on staff including 1 Licensed Vet, 2 Vet Techs, 3 Vet Assistant, and 1 Intern

Year Established: 40+ years

Seller Training Period: 2-3 years

Reason for Selling: Retirement

Current Owners' Responsibilities: The seller is a licensed Veterinarian and is active in the operation

Growth Opportunities: Highlight emergency services, incorporate a pet wellness package for clients, expand on the current marketing strategy

Location: Manhattan, KS (neighboring community)

Funding Example

Purchase Price: \$785,000

| | |
|-------------------------------|-----------|
| 10% Buyer Down Payment | \$78,500 |
| 15% Seller Financing | \$117,750 |
| 75% Bank Loan | \$588,750 |

Description

With a 40-year operating history, this established veterinary practice serves a broad client base across Fort Riley and the surrounding communities of Chapman, Milford, Wakefield, Manhattan, and Abilene, Kansas. Conveniently located just outside Manhattan, the clinic delivers a full spectrum of services, including medical and preventative care (60% of revenue), surgical procedures (30%), and emergency services (10%). Core offerings range from routine wellness exams and vaccinations to diagnostics and surgical interventions. The facility is approximately 1,600 sq ft and has two examination rooms, complemented by a separate 200-square-foot consultation space dedicated to euthanasia services. Operations are supported by a team of seven full-time employees, including a licensed veterinarian who leads clinical care, two veterinary technicians, and three veterinary assistants who provide essential support across daily functions. The seller is also an active veterinarian, and is seeking retirement and has made the decision to sell the business. To support continuity and long-term success, the seller is committed to a structured handoff, including 2–3 years of transitional support and a 15% seller note, offering confidence in the practice's ongoing performance.

Offered at **\$785,000**, the business presents multiple growth opportunities, including expanding emergency service visibility, introducing pet wellness plans, and enhancing existing marketing initiatives.