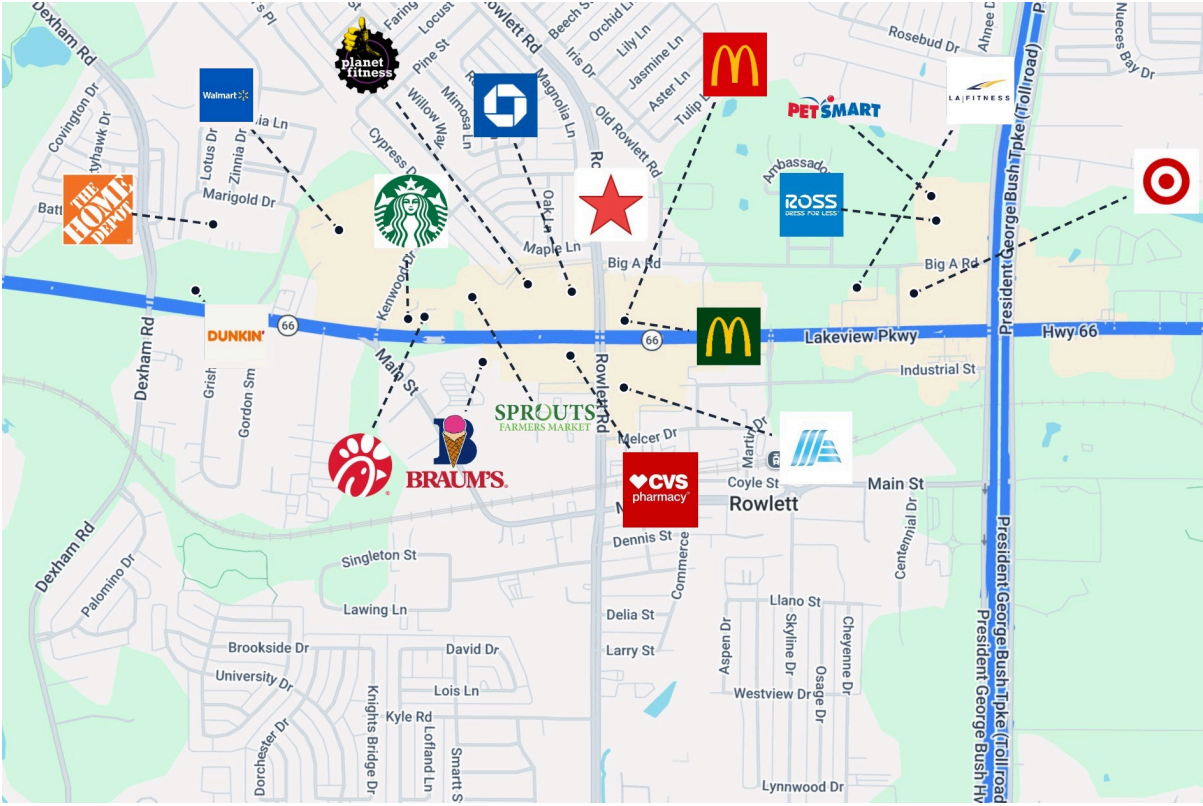


# CENTURY 21®

Judge Fite Company



## 5620 ROWLETT ROAD

ROWLETT, TX 75089



\$1,175,000



7,030 sqft

## DESCRIPTION

Whether you're a healthcare provider, entrepreneur, or business owner looking for a prime location, this space is ready and adaptable to your needs. Versatile Commercial Space – Former Veterinary Clinic, Ready for Your Vision! Based on the most recent available GIS data from TxDOT and the City of Rowlett's traffic monitor, the AADT typically ranges between 18,000 and 22,000 vehicles per day. Looking for the perfect space to bring your business to life? This commercial property, previously a veterinary clinic, is now available for a variety of uses! With a thoughtfully designed layout, including multiple rooms, private offices, and open areas, this space is ideal for medical practices, professional offices, wellness centers, retail shops, or service-based businesses. Featuring ample parking, a welcoming reception area, signage and flexible floor plan, the property offers endless possibilities. Conveniently located in a high-visibility area, ensuring excellent exposure and accessibility for clients and customers. Don't miss out on this rare opportunity to establish your business in a versatile and well-positioned space! Schedule a tour today and explore the potential!

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active

**MLS:** 20865181

**YEAR BUILT:** 1976

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** 4 Paws Add

**LIST DATE:** 03/07/2025

# CENTURY 21

Judge Fite Company

## 800.451.8055

**AREA:**

**SQUARE FEET:** 7,030

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.54

**LOT SIZE (SQFT):** 23,740

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- CeramicTile

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Common
- DirectAccess

### ROOF TYPE:

- Composition

### SIDING:

- Other

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

**LISTED BY:** Suzanne Athey 

## ADDITIONAL PROPERTY DETAILS

**PHONE:** 469.916.1222

**BROKERED BY:** RE/MAX Dallas Suburbs PM

**COMMUNITY:**

• Suburbs

century21judgefite.com

each office is independently owned and operated