

Basic & Essential Information
N Andrews Ave 4 Chairs Dental Practice 4 Sale

Practice Basic Assets:

4 Chairs, & Room for Expansion
Digital Pano
Computers in each operatory (Dentrix) plus two sensors
Dr's private office & Treatment Coordinator's Office
2 Restrooms, one belongs to the staff
Good-will Included and Patients Given in Custody

Office size & Lease:

1,400 SF
Rent \$3,750 (+/-) Gross Rent
Lease: New Tenant will get 5 years plus 5 to renew.
Office located in Strip Retail with main door facing N Andrews Ave

Office Staff:

2 Front-desk
3 Assistants
1 Hygienist
Staff willing to stay

Days of Operation:

Open 5 days a week (From Tuesdays from Saturdays)
2 days of Hygienist in a week
Owner can transition Up to 2 years, 3 days per week
Molar Endo, Implant, Surgery and Ortho is referring out

Gross collections:

2022 \$628K
2021 \$603k
2019 \$545k

Source of Income:

Mostly FFS's & PPO's
& Medicaid for Kids that could be about 15%

[3D Virtual Tour Video](https://www.dentalbrokerflorida.com/) and listing at <https://www.dentalbrokerflorida.com/>

May you desire to proceed with an office visit, book a showing within the web listing