

**Basic & Essential Information**  
**South Miami 3 Chairs Dental Practice for Sale**

***Practice Basic Assets:***

3 Chairs, & Room for Expansion

CBCT Scan

Computers in each room (Eagle Soft)

Major Assets: iTero, CBCT Scan, Camara Intra-oral & Sensors

Dr's private office & Treatment Coordinator's Office

Good-will Included and Patients Given in Custody

***Office size & Lease:***

1,230 SF & room for Expansion

Rent \$9,800 (+/-) Gross Rent

Lease 7 years left. Option to renew could be negotiated with LL.

Office located in Strip Retail facing South Dixie Highway

***Office Staff:***

1 Front-desk

1 Assistants

1 Hygienist

***Staff willing to stay***

***Days of Operation:***

Open 3 days a week (From Tuesdays to Thursdays)

Owner can transition 6months, 1 day per week

Office does in-house most of the procedures

***Gross collections:***

2021 \$652K

2022 \$640K

2023 \$650K

***Source of Income:***

40% FFS's

40% PPO's

10% HMO's

Video at <https://youtu.be/5hfMvkMd06c> listing at <https://www.dentalbrokerflorida.com/>

May you desire to proceed with an office visit, book a showing within the [web-listing](#).