**Basic & Essential Information**

**N Lauderdale 3 Chairs 4 OP’s Dental Practice**

***Practice Basic Assets:***

3 Adec Chairs,

Foster plate digital X-Rays

Computers in each operatory (Dentrix)

Dr’s private office

Good-will Included and Patients Given in Custody

***Office size & Lease:***

1,100 SF

Rent $2,500 (+/-) Gross Rent

New Tenant will get 5 years-lease with equal option to renew

Annual increases between 4.5% and 9.5% or CPI, but no less than 4.5% neither bigger than 9.5%

***Office Staff:***

1 Front-desk that works back up as Dental Assistant

***Days of Operation:***

Three days per week

24 hrs. total in the week

Dentist refers out: Perio Surgery, Endo, Implants & Ortho

***Briefly Demographic:***

Per Capita Income $24,456

Average Household Income $50,782

Average Home Value $164,000

***Source of Income:***

FFS & PPO’s with small % of HMO’s

Video at<https://youtu.be/zSZ2zEtSWdw> **listing at** <https://www.dentalbrokerflorida.com/>

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