**Basic & Essential Information**

**Tamarac 3 Chairs 4 OP’s Dental Practice**

***Practice Basic Assets:***

3 Aidec Chairs,

Foster plate digital X-Rays

Computers in each operatory (Dentrix)

Dr’s private office

Additional space for expansion

Good-will Included and Patients Given in Custody

***Office size & Lease:***

1,300 SF

Rent $2,950 (+/-) Gross Rent

New Tenant will have 4 years left in the lease and one option of 5

Lease annual increase 3%

***Office Staff:***

1 Front-desk able to stay

***Days of Operation:***

Two days per week

14 hrs. total in the week

Dentist refers out: Perio Surgery, Endo, Implants

***Briefly Demographic:***

Per Capita Income $31,000

Average Household Income $69,000

Average Home Value $206,333

***Source of Income:***

FFS & PPO’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