

**Basic & Essential Information**  
**N Andrews Ave 5 Chairs Dental Practice for Sale**

***Practice Basic Assets:***

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

***Office size & Lease:***

1,300 SF  
Rent \$2,700 (+/-) Gross Rent  
Lease left 3 years & 1 option to renew.  
Office located in Strip Retail

***Office Staff:***

2 Front-desk  
2 Assistants  
1 Hygienist

***Staff willing to stay***

***Days of Operation:***

Open 5 days a week (From Tuesdays from Saturdays)  
Owner can transition 3 years, 3 days per week  
Endo, Implant & Surgery are referring out

***Gross collections:***

2021 \$603k  
2020 \$403k  
2019 \$545k

***Source of Income:***

50% FFS's & PPO's  
50% HMO's

Video at <https://youtu.be/zB6EBVBaND8> listing at <https://www.dentalbrokerflorida.com/>

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