

## 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:***

1,150 SF & room for Expansion

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

Lease left 8 years. 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:***

2020 \$618K

2021 \$652K

2022 \$58K average per month

#### ***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