**Basic information Pembroke Pines 3 Chairs Office**

* Source of Income; Mostly PPO, & FFS, with a few HMO-Medicaid
* Office is running 3 days per week, with Thursday’s administrative labor
* Collection 2017, 2018 & 2019 About $250’s
* 4 OP's 4 Chairs and generous spaces
* Fully digitalized with patient database Pano-Chep, sensor, x-rays
* Affordable monthly lease About $ 2,700
* Lease contract expires May 2023 with 1 option for 5 years more
* Owner works the office as Associate

***Office Staff:***

* 1 front-desk
* 1 assistant
* 1 Associate (Owner)
* Office used to have until March Hygienist
* Staff is willing to stay with the right Buyer

Building Size:1,240 SF

Property Type: Professional Building with Good Anchor Tenants

Property Sub-type: Medical Office

Property Use Type: Business For Sale

Occupancy: 100%

No. Stories: 2

Building Class: B Professional Building

**For Sale: $125,000 *and Owner listening serious Offers***

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