**Basic & Essential Information**

**Sheridan Dental Practice**

**Real Estate Included**

***Practice Basic Assets:***

3 Chairs, 3 OP’s (plumbed) with space for expansion

Digital X-rays including & Pano 3D with CT Scan

Computers in each operatory (Open-Dental)

Treatment Planning Room & Big Dr’s private office with Bathroom

Patient’s restroom, breaking room, with generous reception area, Lab & Machine Room

Good-will Included and Real Estate also for Sale

***Office size & Lease:***

1,478 SF

Rent $2,915 (+/-) all in

New Lease for 10 Years.

Seller is Real Estate owner and able to provide Owner’s financing

***Office Staff:***

1 Administrative, 1 assistant

1 Associate

1 Hygienist & ***Staff willing to stay***

***Days of Operation:***

Open 4 days (M thru Th) in pandemic season

Owner’s absentee from Dental Practice operation

Hygienist: Monday thru Thursday

Hygienist’s procedures booked for the next 7 weeks

Oral Surgeon: 2 Thursdays in a Month

***Gross collections:***

2020 YTD September $255k

2020 would be in track to reach 2019 Collections

2019 $448,214

2018 $462,472

***Source of Income:***

100% FFS’s

Video athttps://youtu.be/HoLqhGf1IC8 **listing at** <https://www.dentalbrokerflorida.com/>

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