**Basic & Essential Information**

**Westchester Dental Practice**

**Driven Associate**

***Practice Basic Assets:***

6 Chairs, 7 OP’s (plumbed)

Digital X-rays including & Pano 3D with TJM

Computers in each operatory (Open-Dental)

Big Dr’s private office

Patient’s restroom, Staff restroom, Generous kitchen, Lab & Machine Room

Good-will Included

***Office size & Lease:***

1,800 SF

Rent $4,430 (+/-) all in

Lease has 3 years left and option to renew for 5 years.

***Office Staff:***

1 Administrative, 1 assistant

1 Associate

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

1 Specialist when needed

***Days of Operation:***

Open 3 days (Tu thru Th)

Owner’s absentee from Dental Practice operation

Hygienist: Tuesday thru Thursday

Hygienist’s procedures booked for the next 4 weeks

Oral Surgeon: 2 Fridays in a Month

***Gross collections:***

2020 $400k

2019 $450k

2018 $435k

***Source of Income:***

100% FFS’s & PPO’s

Video at<https://youtu.be/EJOr1bVZhaY> **listing at** <https://www.dentalbrokerflorida.com/>

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