



## **DENTAL PRACTICE #342**

### **COLLEYVILLE/GRAPEVINE**

5 operatory general dentistry practice available for immediate purchase. Single story professional building. Excellent exposure on major East/West street. Office was completely updated in Summer of 2009. Office opened in July of 2009.

### **PHYSICAL FACILITIES:**

2,100 sq. ft. (approximate) office  
Assume remainder of 5 year lease  
    Approx \$5,000 per month plus utilities  
5 operatories equipped  
Well appointed reception area, business office for 2 staff members  
Sterilization area and lab area  
Doctor's private office  
Patient consult area  
Office Manager office.  
Soredex Cranex panoramic x-ray  
Easy Dental dental software

### **PRACTICE INFORMATION:**

Predominately PPO patient base  
Approx 200 patient files since June 2009  
4 treatment days per week  
1 staff member @ present  
Averaging **40** New Patients/month for 2009  
No extended hours or Saturdays

**PRICE:**      **\$185,000**