

# **Features**

## **Exterior:**

- **Attractive Brick Exterior**
- **Dimensional Shingle Roof**
- **Handicap Accessible**
- **Four Car Pole Barn Garage**
- **Private Patio/Break Area**
- **Blacktop Parking Lot – 45 Cars**
- **Big Income Producing Investment**
- **City Utilities**
- **Mature Landscaping**

## **Interior:**

- **4,924 Square Feet**
- **Entrance Area**
- **Patient Waiting Room W/Tray Ceiling and Recessed Lighting**
- **Children's Play Area**
- **Front Office w/Storage Area**
- **Back Office**
- **Lab and Kitchen Area w/Laundry**
- **Inventory Storage Area**
- **14 Operatories**
- **Sterilization Area**
- **Patient Bathroom**
- **Office Staff Bathroom**
- **X-Ray Area**
- **Private Executive Office**
- **Full Partially Finished Basement**
- **Lower-Level Conference Room – Opens to Side Patio for Employees Breaks**
- **4 Electric Heat Pumps**
- **Pike Natural Gas for Lab Work**
- **Barn Improved w/Concrete Floor & Built-In Shelving**