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The Real Estate Gladiator Team

5535 Lake Ridge Pkwy



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Grand Prairie, TX 75052



Includes an expansive 0.86-acre lot situated directly behind the building at 5539 Lake Ridge Parkway. Located in a high-traffic area adjacent to a daycare, this property is surrounded by a thriving neighborhood and is a primary route for Prairie Lights visitors and Joe Pool Lake enthusiast. Currently functioning as a dental office, the building features: 7 operatories, 6 desk workspaces, 3 private offices (one with a private bathroom and walk-in shower), 3 bathrooms in total, 2 additional rooms being used as a lab and a sterile room, Kitchen, laundry room, 3 closets and an attic with sufficient height for conversion into additional workspaces. This versatile property is suitable for various types of businesses, offering ample space and a prime location for growth and visibility. The list price includes all dental chairs and fixtures except what is listed in exclusions. **Price can be negotiated with or without equipment.**

Offering Summary

- Building: 4048 sf
- Lot size: .45 acres
- Lot 2: .86 acres
- Built: 2011
- Parcel ID: 41537750,
41537769
- Zoning: Commercial
- County: Tarrant
- 7 operatories
- 3 bathrooms
- 3 private offices
- laundry room
- 6 workspaces

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