



WWW.DDSMATCH.COM



ACARLES@DDSMATCH.COM

PROSPECTUS

DR. ROBERT LANE, DMD, PA

PREPARED BY :
ALAIN CARLES
DDSMATCH SOUTH FLORIDA
(305) 794-6514
ACARLES@DDSMATCH.COM

**MAY
2024**

PRACTICE PROFILE

PROPERTY DETAILS

Address: 1590 NW 10th Avenue; Boca Raton, FL 33486

Owner: Robert Lane, DMD

Size: 1,621SQ FT

Operatories: 6 plumbed, 5 equipped, plumbed for Nitrous Oxide

Year Built: 1985

Property Sub Type: Medical Condominium

Occupancy Type: Single Tenant

Local Area: Suburban

FEES AND TAXES

Quarterly Association Fees: +/- \$4,000 per Quarter

Real Estate Taxes: \$8,000



WWW.DDSMATCH.COM



ACARLES@DDSMATCH.COM

COMPARABLES

Summary of Improved Sales After Adjustments

#	Address	Sales Date	Sales Price	NRA (SF)	Year Built	Adjusted \$/SF *
S	1590 NW 10Th Ave, Unit 402, Boca Raton, FL 33486	-	-	1,621	1985	-
1	2900 N Military Trl, Unit 110, Boca Raton, FL 33431	01/02/2024	\$825,000	1,710	1985	\$482.46
2	1590 Nw 10Th Ave, Unit 302, Boca Raton, FL 33486	12/15/2023	\$960,000	2,013	1985	\$476.90
3	670 W Glades Rd Unit B-220, Boca Raton, FL 33431	11/20/2023	\$1,474,250	2,828	2001	\$495.23
4	1000 Nw 9Th Ct Unit 203, Boca Raton, FL 33486	Listing	\$1,800,000	3,792	1990	\$441.45
5	1050 Nw 15th St Unit 201A, Boca Raton, FL 33486	Listing	\$520,000	1,300	1985	\$412.00
Average			\$1,115,850	2,329	1989	\$461.61
Estimated Market Price						\$475.00

* Per SF value calculated based on NDA



WWW.DDSMATCH.COM



ACARLES@DDSMATCH.COM

CONDITIONS OF SALE

Price: Real Estate is being offered for \$895,000.

Inclusions: Dental office build out and assets are included.

Condition: Current seller would like to rent 2 operatories, 2-3 days per week, for 5 years at current rental market rates.



PHOTOS



PHOTOS



PHOTOS



PHOTOS

