



### **PROSPECTUS**

DR. ROBERT LANE, DMD, PA

**MAY** 2024

#### PREPARED BY:

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### 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







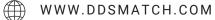


### COMPARABLES

#	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	\$482.4
2	1590 Nw 10Th Ave, Unit 302, Boca Raton, FL 33486	12/15/2023	\$960,000	2,013	1985	\$476.9
3	670 W Glades Rd Unit B-220, Boca Raton, FL 33431	11/20/2023	\$1,474,250	2,828	2001	\$495.2
4	1000 Nw 9Th Ct Unit 203, Boca Raton, FL 33486	Listing	\$1,800,000	3,792	1990	\$441.4
5	1050 Nw 15th St Unit 201A, Boca Raton, FL 33486	Listing	\$520,000	1,300	1985	\$412.0
		Average	\$1,115,850	2,329	1989	\$461.6









### **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.













































