



For Sale - Turnkey Dental Condo in Prime Location

# 4010 Sandy Brook Dr. Unit 204 Round Rock, Tx



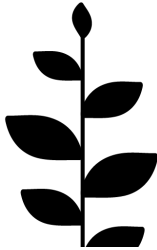
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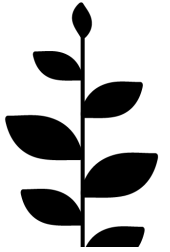
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Location	University Blvd.   High-traffic route
Asking Price	\$699,000
Frontage	Intersection of Sandy Brook and University Blvd.
Zoning	OF-1-Office
Square Footage	1,734 sf
Year Built	2008
Financials	Upon Request

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## Property Description

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Well maintained, operationally ready dental condo, ideal for first-time professionals or those looking to expand in the growing Round Rock and South Georgetown areas. The efficient layout features three private treatment rooms, a bathroom, employee break room, two staff offices and a lab room, all designed to create a welcoming environment including large panoramic windows. Additionally, the condo is outfitted with a comprehensive equipment package.

This dental condo is situated within a community of dental-focused businesses great opportunities for client sharing. With its prime location along Round Rock's bustling University Drive, it enjoys high visibility and is surrounded by both established and new neighborhoods. Ample parking is available for patients and staff making it a convenient choice.

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