

FOR SALE \$919,000

2167 Village Park Ave #100 Twin Falls, Idaho 83301



Canyon Springs Chiropractic

Are you a chiropractor looking to own your dream practice? Look no further! Our well-established chiropractic business in Twin Falls, ID is now for sale, including the prime Real Estate. This is a rare opportunity to take over a thriving practice with a loyal patient base and a prime location.

Real Estate Highlights

- Prime location near Pole Line Road & Blue Lakes Road with high visibility, shopping centers near by, Interstate 84, etc.
- The center and building was started in 2017 and the strip center has new commercial buildings going up currently to complete the commercial development in this block. There are also new construction residential developments going up all around the site.
- Built 2017, 2,400 sq. ft. End cap unit. (the unit is 33% of total 7,200SF 3 unit building, lot size 27,3120SF)
- Ample shares parking lot and easy accessibility from multiple directions

Business Highlights

- 23 years experience of serving the Twin Falls community
- Experienced staff in place
- Modern equipment and facilities
- Net income supports business loan and a professional cost of living
 - Electronic Billing System in place
- Strong online presence with positive reviews
- Strong patient base with consistent revenue
- Opportunity for growth and expansion with the abundant growth of the area & new patients moving in all around the area
- Easy to run operations for low stress ownership
- Hit the ground running with this easy-to-run turnkey clinic

OFFERING SUMMARY

| | |
|---|---------------------|
| Massage Therapist <small>rental income:</small> | \$19,200.00 |
| NNN lease rental income: | \$50,400.00 |
| Service & Sales income: | <u>\$287,601.36</u> |
| Gross income: | \$357,201.36 |
| All P&B Expenses: | - \$184,438.78 |
| NOI BOS: | \$172,762.58 |
| OWNER SALARY: | <u>-\$80,000.00</u> |
| NOI: | \$92,762.58 |
| Cap Rate: | 10.09% |

Take advantage of the upside...
The growth of the area and utilizing
the additional 2 rooms

14%+ CAP

REAL ESTATE SUMMARY

| | |
|---|--------------------|
| Massage Therapist <small>rental income:</small> | \$19,200.00 |
| NNN lease rental income: | <u>\$50,400.00</u> |
| NOI: | \$69,600.00 |
| CAP RATE: | 8.98% |

BUSINESS SUMMARY

| | |
|-------------------------|---------------------|
| Service & Sales income: | \$287,601.36 |
| All NNN Expenses: | - \$184,438.78 |
| NOI BOS: | \$103,162.58 |
| OWNER SALARY: | <u>-\$80,000.00</u> |
| NOI: | \$23,162.58 |
| CAP RATE: | 16.08% |

(Practice value with FFE (\$9K): \$144,000.00)

PROPERTY HIGHLIGHTS

- Built out in 2017/2018
- Turn-Key business with growing customer base
- loyal customers
- \$140,000 in TI work 2017/2018
- \$9,000.00 in FFE included
- 2019 ITD: 4,700 daily traffic count



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