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“Make the Market Work for YOU”™

Dental Practice & Real Estate Opportunity – Yuma, Arizona

\$2,280,000

**1801-1805 W. 24th Street
Yuma AZ 85364**

MLS#6991602

HIGHLIGHTS

- Dental practice established 2002
- Building constructed approximately 1981–1982
- 3,400 SF professional building
- 0.452 acre site
- Two approximately 1,700 SF suites
- 4 fully equipped operatories with Dexis digital X-ray systems
- 1,500+ active patients
- Annual collections approximately \$700,000+
- Revenue history: \$712K (2023), \$744K (2024), ~\$740K 2025
- Additional rental income \$30,000 annually from adjoining tenant
- Experienced staff in place
- Opportunity to acquire practice and real estate together



DETAILS:

• Rare opportunity to acquire both an established dental practice and the real estate it operates from in Yuma, Arizona, offering a turnkey practice with a stable patient base and additional rental income. The practice has been serving the community since 2002 and includes an established patient base of 1,500+ active patients with annual collections of approximately \$700,000+.

The 3,400 square foot professional building sits on approximately 0.452 acres and is configured into two approximately 1,700 square foot suites. The dental practice occupies one suite while the second suite is leased to a dog grooming business generating approximately \$2,500 per month (\$30,000 annually) in rental income.

The dental suite includes four fully equipped operatories with Dexis digital X-ray systems along with a full complement of dental equipment, allowing a buyer to continue operations immediately.

The practice is supported by an experienced team including one full-time hygienist, one part-time hygienist (Monday–Wednesday), two dental assistants, and two front office staff members, providing operational continuity for a new owner.



Annual Collections:

2023 Collections	\$712,000
2024 Collections	\$744,000
2025 Collections	\$740,000
2026 Collections to Date 3-1-2026	To come
Additional Rental Income	\$30,000



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