

# PRIME BUSINESS & COMMERCIAL PROPERTY FOR SALE



McHenry Village Dental Services

1601 McHenry Village Way Suite 10A Modesto, CA  
95350



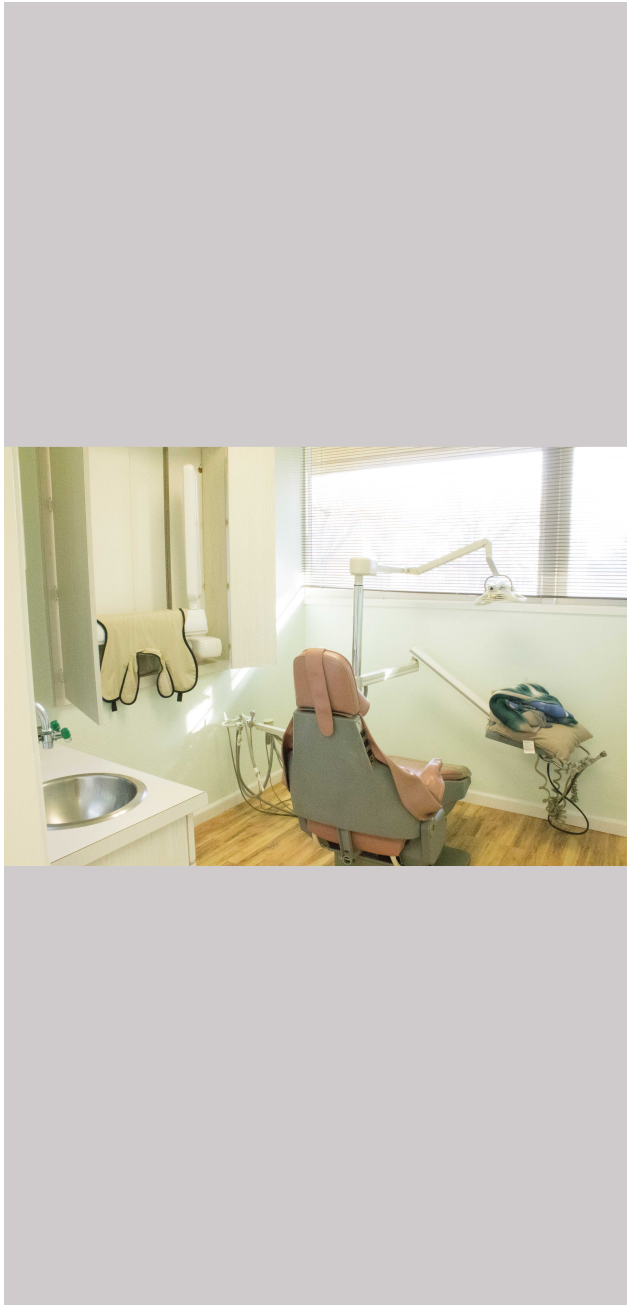
# PROPERTY DESCRIPTION

1601 MCHENRY VILLAGE WAY



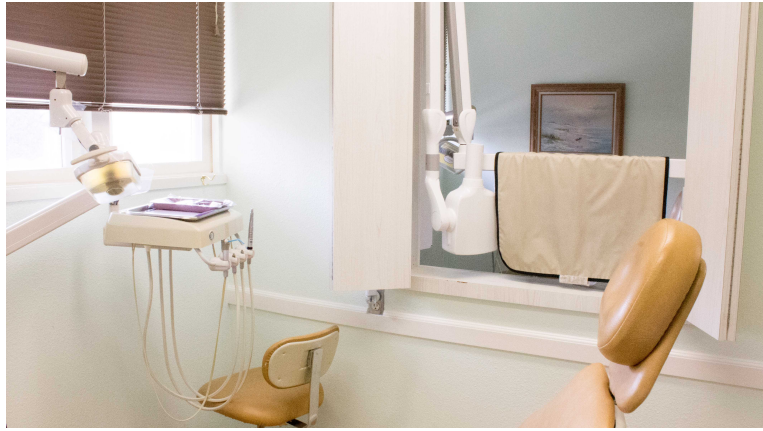
## Established Dental Business & Commercial Property for Sale

Rare Opportunity: Established Dental Business & Commercial Property in Prime Location! Welcome to the heart of commercial prowess, where business meets beauty, and opportunity intersects with success! Nestled within the coveted confines of the illustrious McHenry Village, stands an emblem of excellence – a thriving general dental business coupled with its commercial property, waiting to script its next chapter with YOU at the helm. A Legacy of 35 Years in General Dental Care Excellence: Since 1989, this dental sanctuary has been a beacon of oral health, catering to the community's needs with precision, care, and a smile brighter than the sun! With decades of trust built, your tenure in this esteemed profession starts off with a resounding applause. Commercial Property: Your Gateway to Success! Picture this – your dental empire nestled within the prestigious enclave of McHenry Village! This commercial property isn't just bricks and mortar; it's the cornerstone of your business aspirations. With ample parking and foot traffic, every step through its doors echoes with the promise of prosperity. McHenry Village: Where Dreams Meet Reality!: Quality, style, and selection – these aren't just buzzwords; they're the ethos of McHenry Village! Here, amidst a garden setting, your patients will be enveloped in an ambiance of tranquility before they even sit in the dentist's chair. With fine dining, charming boutiques, and a sense of community, every visit becomes an experience to cherish. Unlock Your Future: The keys to success are within reach, and they're gleaming with potential! As the proud owner of this established dental business and its accompanying commercial property, you're not just buying into a venture; you're investing in a legacy. A Tradition of Excellence: Since 1953, McHenry Village has been the backdrop for dreams realized and destinies fulfilled. Join this storied tradition, and let your dental practice be the next chapter in this saga of success. Seize the Moment: Opportunities like this are as rare as a tooth fairy sighting! Don't let this chance slip through your fingers. Take the reins, write your own story, and let McHenry Village be the canvas upon which your dreams are painted. Ready to make your mark in the world of dentistry? The stage is set, the spotlight awaits – all that's missing is you! Contact us today to embark on this thrilling journey towards owning your slice of dental paradise in McHenry Village Business is available for sale @ \$550,000, with option to lease OR purchase the real estate. Business and Real Estate available for \$1,200,000. Real Estate can NOT be bought without the business. Call DeShaun Winston for more information. (510) 714-3906 1



# LOCATION & HIGHLIGHTS

1601 MCHENRY VILLAGE WAY



## LOCATION INFORMATION

Building Name: McHenry Village Dental Services  
Street Address: 1601 McHenry Village Way Suite 10A  
City, State, Zip: Modesto, CA 95350  
APN: 120-033-019  
Building SF: 2,275  
County: Stanislaus  
Cross Streets: Granger and McHenry



## LOCATION OVERVIEW

Located in California's Central Valley, Modesto boasts a strategic position along Highway 99, linking it to major cities like Sacramento and Fresno. With a population exceeding 215,000, it offers a diverse and growing consumer base. Supported by a robust economy driven by agriculture, healthcare, and manufacturing, Modesto presents ample opportunities for commercial ventures.

McHenry Village, nestled in Modesto, California, offers prime commercial real estate with a vibrant mix of shops, boutiques, and dining options. Surrounded by a bustling community, it promises a dynamic environment for businesses seeking a strategic location with high foot traffic and a strong local economy.

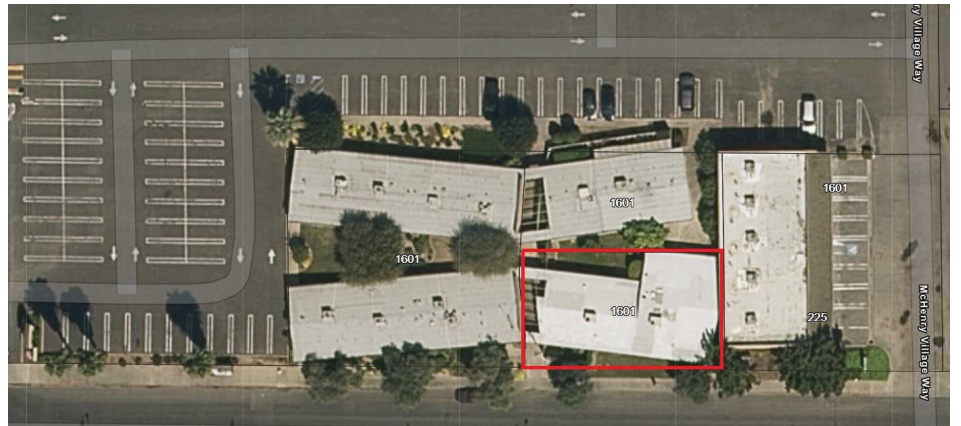
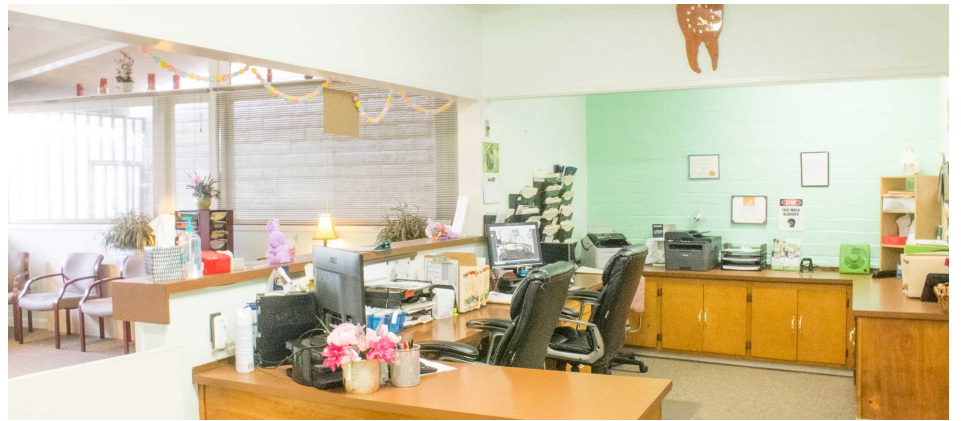


## BUSINESS HIGHLIGHTS

- General Dentistry
- Approx. 2000 clients
- Insurance accepted: PPO & Medical
- Established in 1989
- Average Gross Sales \$459,000 (2019, 2021, 2022, 2023)
- Gross sales were higher in the years prior to Covid
- 3-5 Operatories
- Financials available upon requests
- Hours of operation: Mon - Wed 8:30am - 1pm, 2pm - 5pm, Thur. 8:30am - 3pm, Closed Fri, Sat & Sun.
- Business price: \$550,000, Lease Rate: \$2500 per month, Business & Real Estate: \$1.200,000

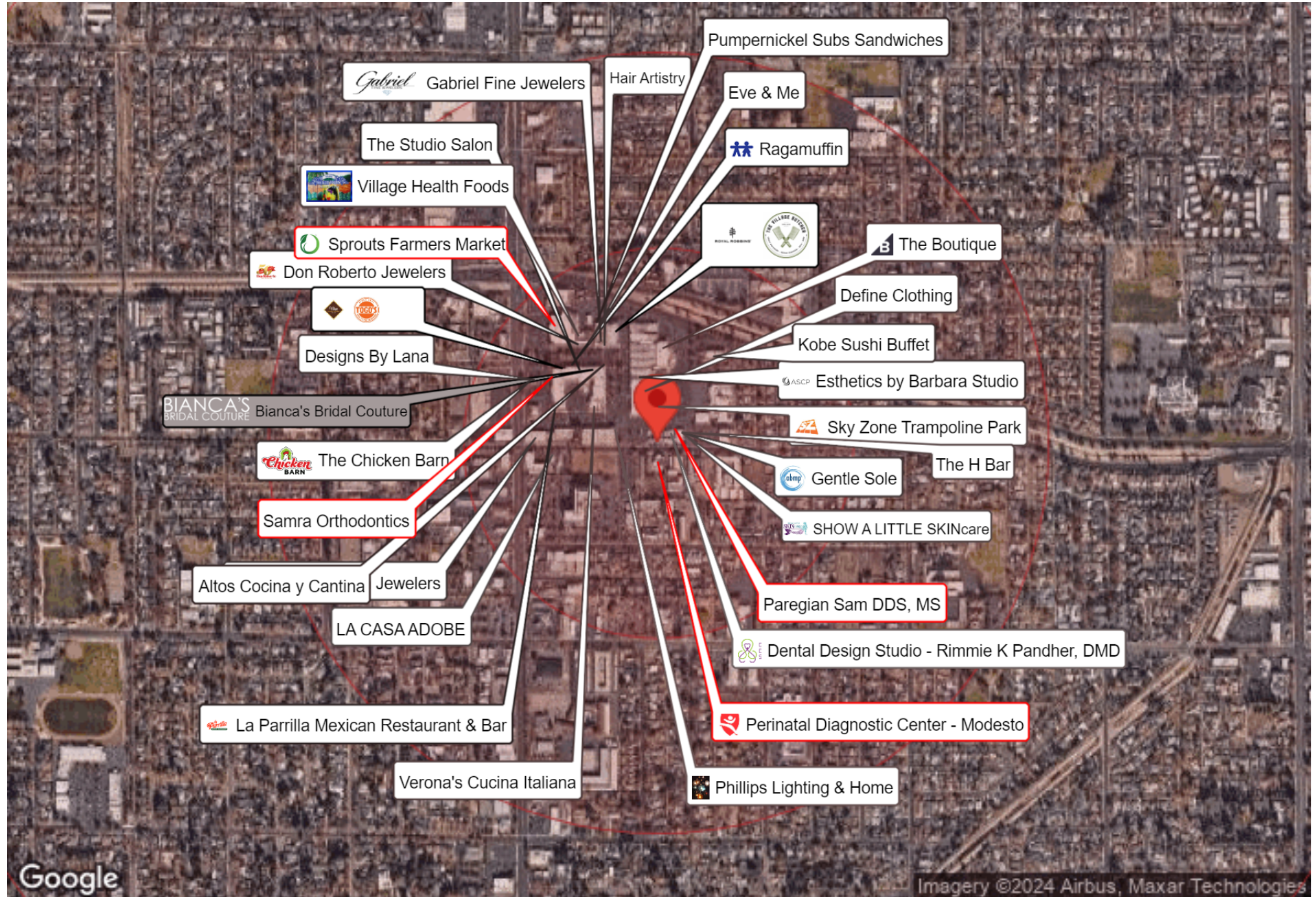
# PROPERTY PHOTOS

1601 MCHENRY VILLAGE WAY



# BUSINESS MAP

1601 MCHENRY VILLAGE WAY



Google

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# EQUIPMENT LIST

1601 MCHENRY VILLAGE WAY



Mary Fitzpatrick DDS INC  
McHenry Village Inventory  
1601 McHenry Village Way #10A  
Modesto, CA 95350

QTY	Description	Value
OP#1		
1	Dentalez P3706-184 Advantage Chair	4200
1	Dentalez P3544-148 Adv.Chair Mount Light	1195
1	Dentalez P3625-508 Light Post	320
1	Dentalez Adv Chair Mount Unit, w/shelf H20	2636
1	Dentalez 3554-194 Basic Assist Chair	415
1	Dentalez Basic Doctor stool	364
1	Promix Amalgamator	350
1	Patterson Visible Light Cure TCL490	650
1	EMS Pezio Scaler Master	1225
1	Star X-Ray View Box	65
1	Belmont BelRay 11	5000
OP#2		
1	Dentalez P3706-184 Advantage Chair	4200
1	Dentalez P3544-148 Adv.Chair Mount Light	1195
1	Dentalez P3625-508 Light Post	320
1	Dentalez Adv Chair Mount Unit, w/shelf H20	2636
1	Dentalez 3554-194 Basic Assist Chair	415
1	Dentalez Basic Doctor stool	364
1	Promix Amalgamator	350
1	Patterson Visible Light Cure TCL490	650
1	Dentsply Cavitron Bobcat Pro	495
1	Star X-Ray View Box	65

# EQUIPMENT LIST

1601 MCHENRY VILLAGE WAY



QTY	Description	Value
Lab		
1	Mid Mark-Ultra Clave M11	5000
1	Rotex 780 (Dentamerica)	350
1	Patterson PA4 Ultrasonic	534
1	Whip Mix Vibrator	15
1	Small Stand Up Refrigerator	100
4	Slow Speed Latch	500
4	Slow Speed Cone	440
4	Star Low Motors	800
4	Quick Release	800
8	Hi Speed HPC 430k	3856
8	Hand Instruments (Multi)	5000
Outside Equipment		
1	Airtec Evac Pump Vacstar	8000
1	Dentez/Ram Vac Compressor	8000
Darkroom		
1	Dentix 810 Film Processor	3522
1	Rinn 1212 Film Duplicator	75
Dr Fitzpatrick Office		
1	PC-Monitor/Tower	1200
1	L-Shape Oak Desk	600
1	Oak Lateral File	200
2	2 Shelf Oak Shelves	200
1	Tall Back Office Chair	50
Billing Office		
1	PC-Monitor/Tower	700
1	Tall Back Office Chair	50
1	Oak Desk	300
1	2 Shelf Oak Shelves	100

# EQUIPMENT LIST

1601 MCHENRY VILLAGE WAY



QTY	Description	Value
Front Desk		
1	Turn In The Wall File Cabinet	1800
1	U-Shape Desk	200
2	Desk Chairs	100
2	PC-Monitors/Towers	1200
1	Brother HL-L6200DW Printer	250
1	Brother Xerox MFC-62710DW	250
1	Brother Fax-Intellifax 2840	250
Waiting Room		
12	Chairs	500
1	Magazine Rack	120
2	Side Tables	60
Breakroom		
1	Stereo-Tuner/Amplifier	100
1	CD Player	100
1	Small Stand-Up Refrigerator	100
1	Round Oak Table/4Chairs	300
1	Microwave	50
1	H2O Cooler	100
Misc		
1	Soft Dent Prog	5000
8	4 Drawer Metal File Cabinets	600
9	Oil Paintings with Frames	900



# EQUIPMENT LIST

1601 MCHENRY VILLAGE WAY



QTY	Description	Value
OP#3		
1	Dentalez P3706-184 Advantage Chair	4200
1	Dentalez P3544-148 Adv.Chair Mount Light	1195
1	Dentalez P3625-508 Light Post	320
1	Dentalez Adv Chair Mount Unit, w/shelf H20	2636
1	Dentalez 3554-194 Basic Assist Chair	415
1	Dentalez Basic Doctor stool	364
1	Promix Amalgamator	350
1	Patterson Visible Light Cure TCL490	650
1	Dentsply Cavitron Bobcat Pro	495
1	Star X-Ray View Box	65
1	IFocus Xray	5000
OP#4		
1	Dexta Dental Chair	295
1	Dexta Assist Stool	35
1	Dexta Doctor Stool	25
1	Danserova/California OTP Unit	150
1	Celux Chair Mount Light	175
1	Patterson Visible Light Cure TCL490	495
1	Rinn 8x10 Light Chair Mount	50
OP#5		
1	Dexta Dental Chair	295
1	Danserova/California OTP Unit	150
1	Celux Chair Mount Light	175
OP#6		
1	Planmeca Panoramic XRay	3685
1	Pedistal Chair	50
1	Celux Light	175

# LOCATION MAPS

1601 MCHENRY VILLAGE WAY

