

**BRIDGEWATER DENTIST OFFICE
GREAT LOCATION NEAR OAKDALE PARK****DESCRIPTION**

3976 SF dentist office available to an investor or end user. Space includes 12 operatory spaces, 3 private offices, reception/billing area, large employee break room, several lab spaces, 3 private bathrooms and one patient bathroom. Current dental practice recently extended their lease until July 31, 2025. Monthly rent is \$11,000/month for the remainder of the lease, with owner paying taxes and insurance. Property also boasts a 900 SF garage, with 3 overhead garage doors. Tenant is on a month-to-month lease, paying \$300/month. The garage is a great opportunity to add extra income.

SUMMARY

ASKING PRICE: \$750,000

LOT SIZE: 0.74 ACRES

BUILDING SIZE: 3,976^{+/-} SF
ZONING: B-2

540-434-2400

401 University Boulevard, Harrisonburg, VA 22801

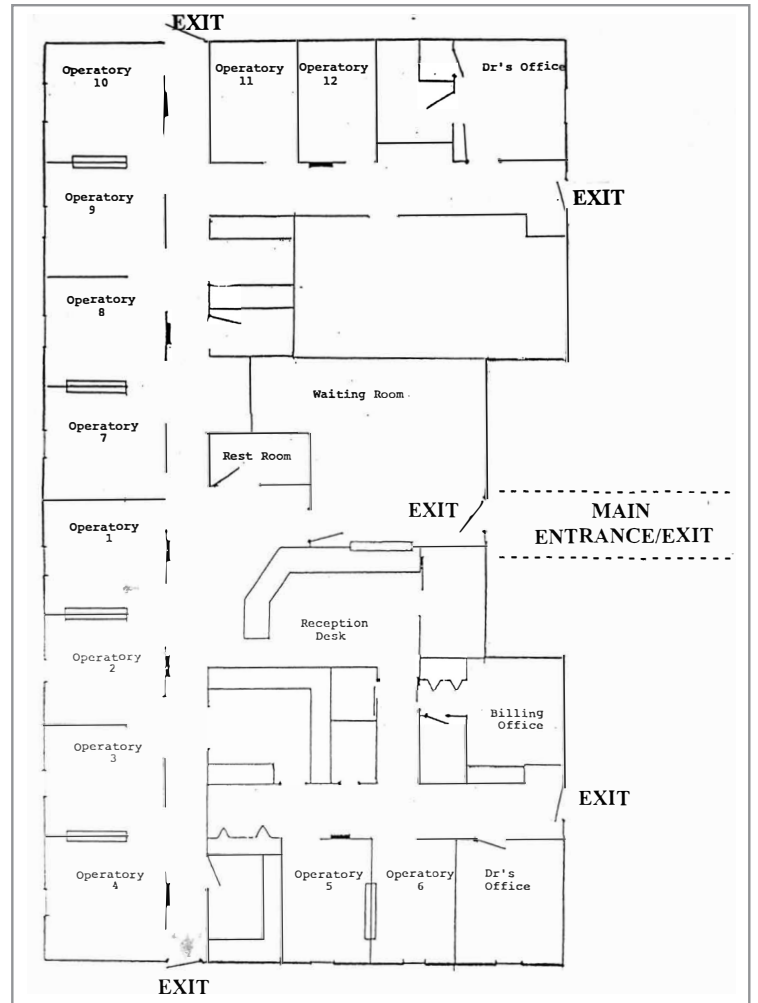
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