



**The  
Blau  
&  
Berg  
Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES  
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Established in 1932 • Local Expertise | Global Reach

## **Own Your Own Practice, Office, and Home in One Move!**

Looking to start a chiropractic practice without the hassle of starting from scratch? Look no further! This exceptional property offers you the perfect opportunity to own your own office, practice, and residence, all in one convenient package.

### **Convenience and comfort:**

- ±1,560 sq ft apartment with fenced in private yard.
- ±1,560 sq ft custom office space with 8 custom rooms.

### **Prime Location:**

- Convenient access off Rt 78.
- Ample parking for 10+ cars.

### **Profitable Practice:**

- Established part-time maintenance practice generating \$60k annually since 2015.
- Room for growth by expanding practice hours to full time.

### **Ready to Go:**

- Turn-key setup with all equipment included.
- Modern amenities and scenic views.

### **Flexible Financing:**

- Owner financing available with a cash down payment.

### **Seize Your Success**

- Ideal for ambitious chiropractors seeking independence.
- Current practice income will help cover low purchase price.

### **Contact Us Now:**

- Don't miss out on this opportunity. Reach out to schedule a viewing and secure your future!