

# DENTAL PRACTICE AND REAL ESTATE

## Upstate of South Carolina



### Gaffney, South Carolina

- Well-Established General Dentistry Practice (started in 1975)
- 1 Doctor/Owner, 2 Hygienist, 2 Assistants, 1 Practice Administrator, 1 Administrative Assistant
- Fee for Service (not in networks)
- 9 Fully Equipped Operatories
- 4,730 Sq. Ft (+/-)
- 25+ Parking Spaces
- New Vacstar 80 Hydromiser (2023)
- HVAC (2023)
- Planmecca 3D CT (2025)
- Trios 3 Shape Digital Scanner
- Digital Radiography
- WaveOne Endo System (2025)

Building : \$1,529,000

Practice: \$1,250,000

This is a large stand-alone general practice that has 9 operatories. The office is built for 2 dentists. Historically, just one dentist has worked the office. The current collections are \$1.2 million produced in 3 days per week (Tuesday, Wednesday, & Thursday). There is tremendous growth potential in this office. The current owner is willing to help the new dentist(s) with a small transition. The Practice and the Building are both for sell.

