

FOR SALE

611 SOUTH CARLIN SPRINGS RD  
ARLINGTON, VA



## AVAILABLE TERMS

- 1,115 SF
- Condo Fee: \$636 per month
- Property Tax: \$3,200
- Sale Price: \$469,000
  - Condo : \$349,000
  - Equipment: \$120,000

FOR SALE

## PRICE BREAKDOWN EQUIPMENT

- |   |          |
|---|----------|
| • Dansereau dental chair and delivery units and lights for four operatories, less than a year old | \$36,000 |
| • Air technique oil free compressor, One year old   | \$6,500  |
| • Air technique central suction 2 years old   | \$3,500  |
| • Dental Radiography machines, two of them  | \$9,000  |
| • Scan-X processing machine   | \$10,000 |
| • improvements for a dental office including plumbing, electrical, cabinetry, counter tops etc.   | \$55,000 |

**TOTAL**

**\$120,000**

FOR MORE INFORMATION PLEASE CONTACT

VICTORIA HAMPTON

Phone: 202.450.3701

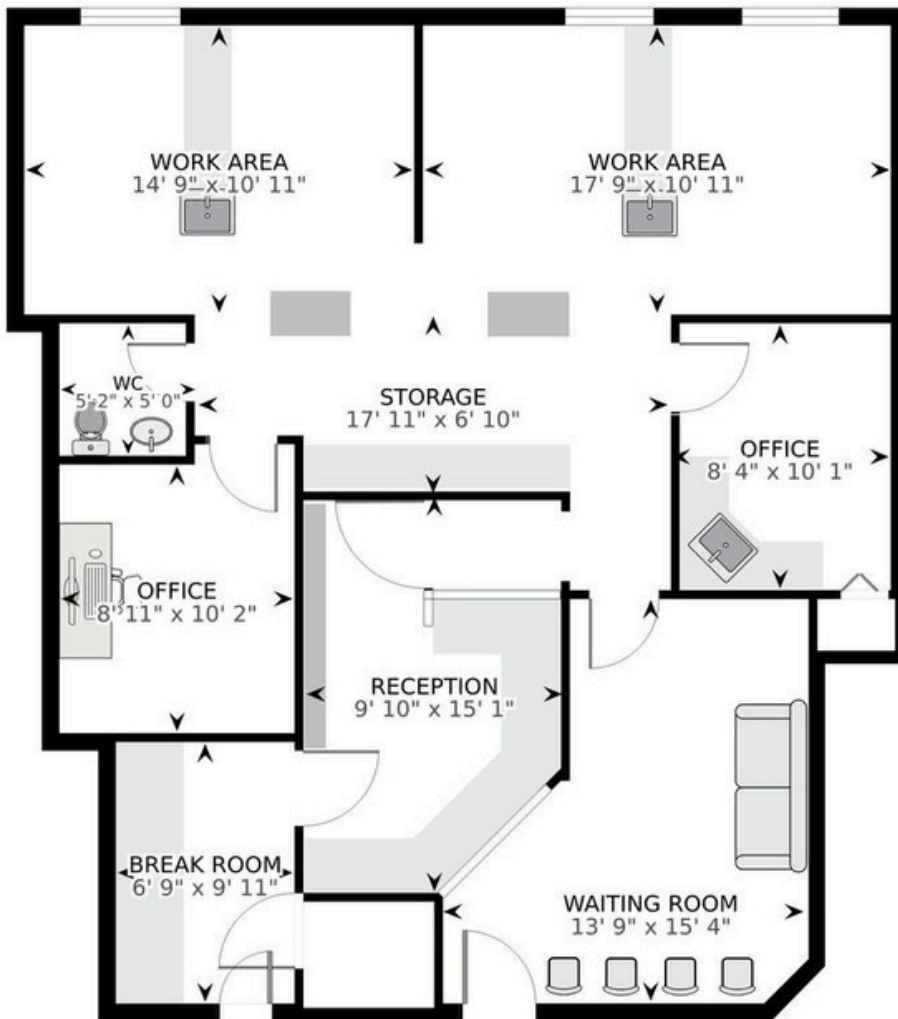
[victoriahampton@thegenaugroup.com](mailto:victoriahampton@thegenaugroup.com)

EMILY WRIGHT

Phone: 202.798.5028

[emilywright@thegenaugroup.com](mailto:emilywright@thegenaugroup.com)

## FLOOR PLAN



- 2 work areas
- 2 offices
- 1 wash room
- 1 reception
- 1 break room
- 1 waiting room
- 1 storage space

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## SPACE HIGHLIGHTS

- Fully Furnished
- Spacious Reception and Waiting Area
- Large Work Areas
- Private Office Spaces
- Covered:
  - Water
  - Condo Cleaning
  - Other Expenses for Common Areas

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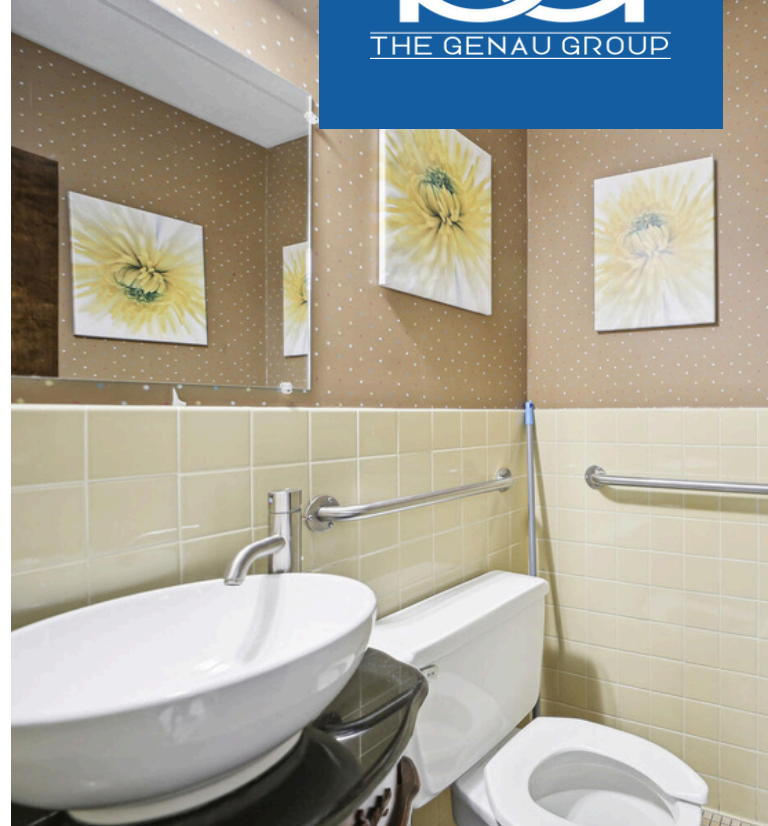
## NEARBY AMENITIES

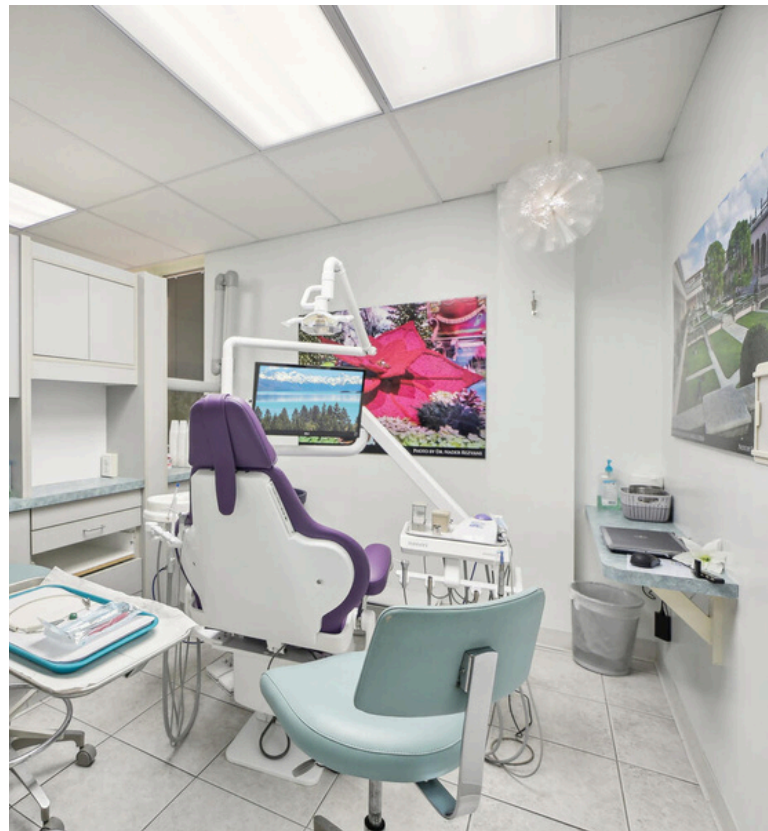
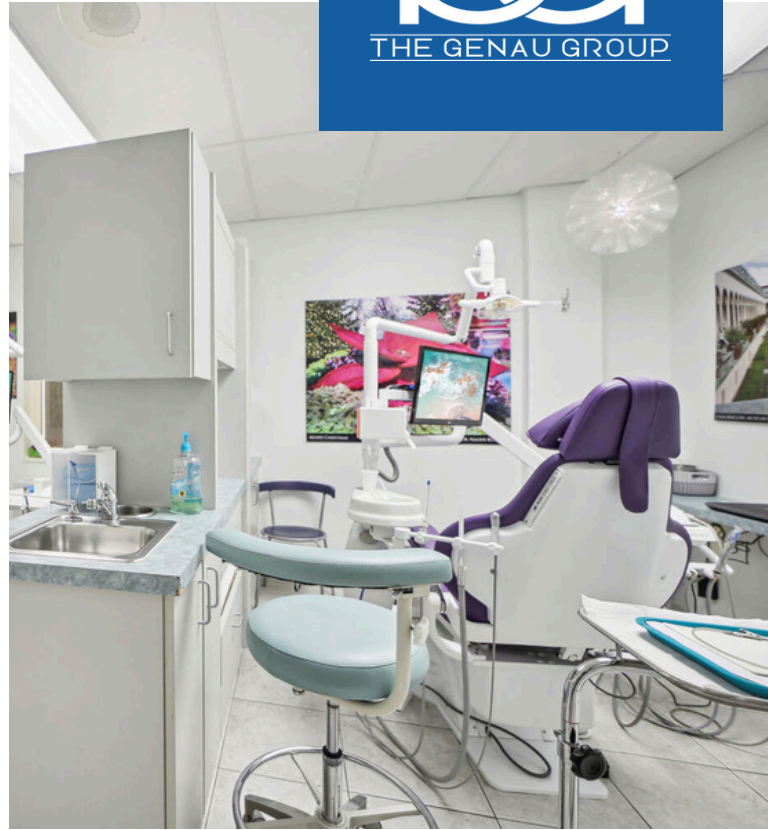


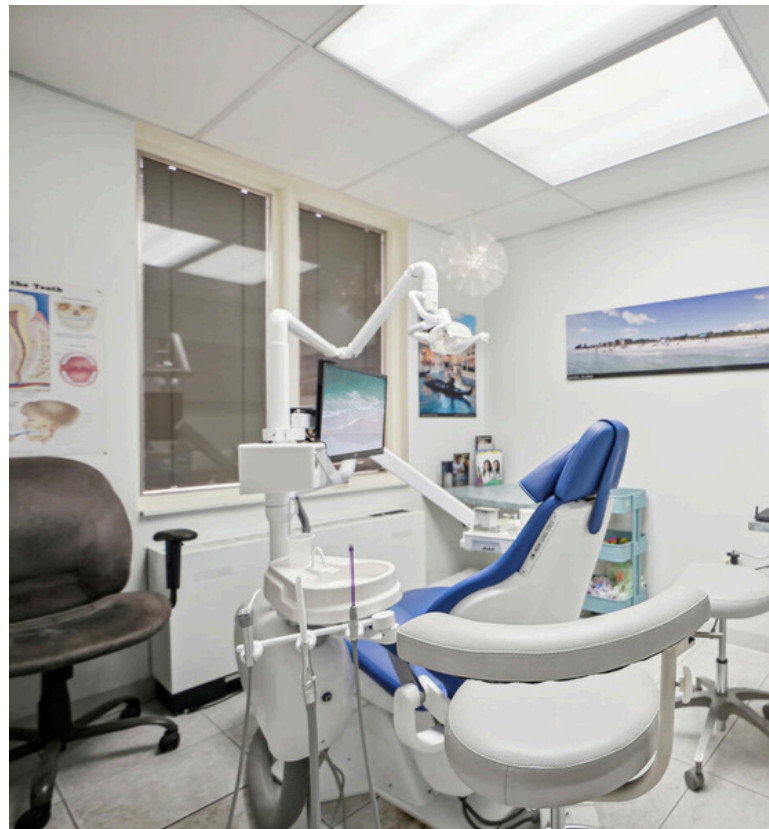
**PARKING** Parking Lot

**TRANSIT/METRO** 8 min walk to Arlington Transit Bus Stop - S Carlin Springs Rd & 3rd St S

**AIRPORT** 13 min drive to Ronald Reagan International Airport  
18 min drive to Washington National Airport







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611 Carlin Springs Rd, Arlington, VA



PLEASE **CONTACT** THE LISTING TEAM FOR INFORMATION



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