



Building Q - Dental Office for Sale

3900 Clark Rd, Sarasota, FL 34238



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Building Q - Dental Office for Sale

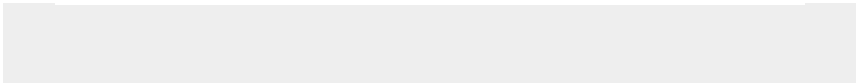
\$599,000

Dental Office Building for Sale – Real Estate Included
Excellent opportunity to purchase a professionally designed dental office building with the real estate included. This property is ideal for a new practice, satellite location, specialty office, or investor looking for a medical office in a growing area. The office is fully built out for dentistry and features multiple operatories, a welcoming reception and waiting area, private consultation room, sterilization area, business office, staff break room, and ample storage. The layout is designed for efficient patient flow and can be customized to meet your specific needs. While the real estate and improvements are included, existing dental equipment is available for purchase at an additional price. There is no patient base included, allowing the buyer to establish a new practice or relocate an existing one without purchasing goodwill. Property Highlights: - Commercial real estate included in the sale - Fully built-out dental office - Multiple operatories - Excellent visibility and convenient access - Ample on-site parking - Ideal for general dentistry or specialty practice - Opportunity to build your own patient base in a growing community Whether you are opening your first practice, relocating, or expanding, this property offers a rare opportunity to own your office rather than lease it while building long-term equity....

- Commercial real estate included, offering owner-user or investment potential.
- Fully built out dental office with an efficient patient-focused layout.
- Multiple operatories support immediate practice operations.
- Reception, consultation, sterilization, and administrative areas are already in place.
- Ample on-site parking provides convenient access for patients and staff.
- Suitable for general dentistry, specialty services, or a satellite office location.

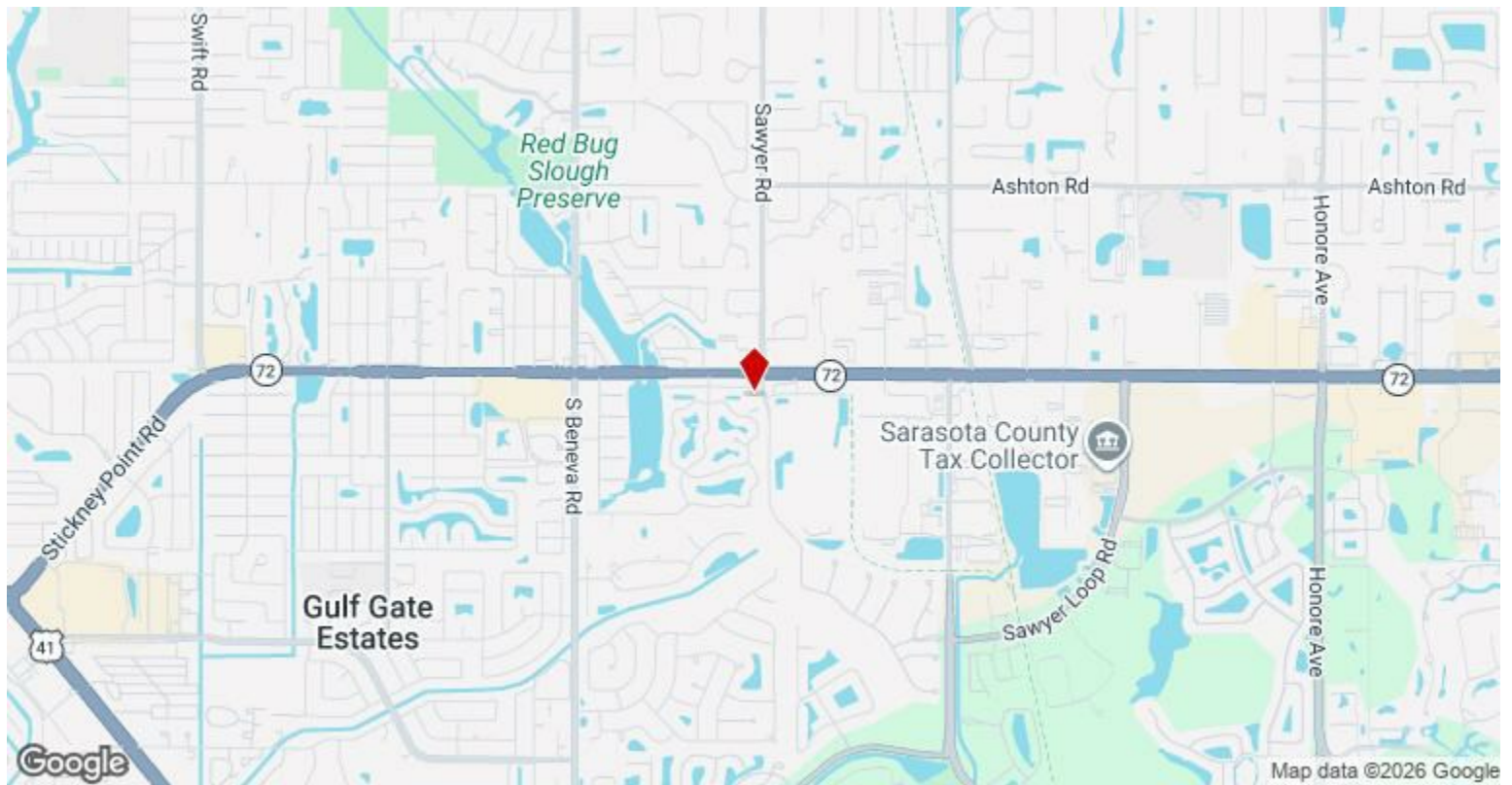


Price:	\$599,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	9.78 AC
Gross Building Area:	976 SF
Rentable Building Area:	976 SF
No. Stories:	1
Year Built:	1985
Tenancy:	Single
Parking Ratio:	10/1,000 SF
Zoning Description:	CN
APN / Parcel ID:	0099-03-3116
Walk Score ®:	50 (Fairly friendly)



Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dr. Thomas K. Dudenhoeffer, MD.	-	



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Property Photos



Property Photos



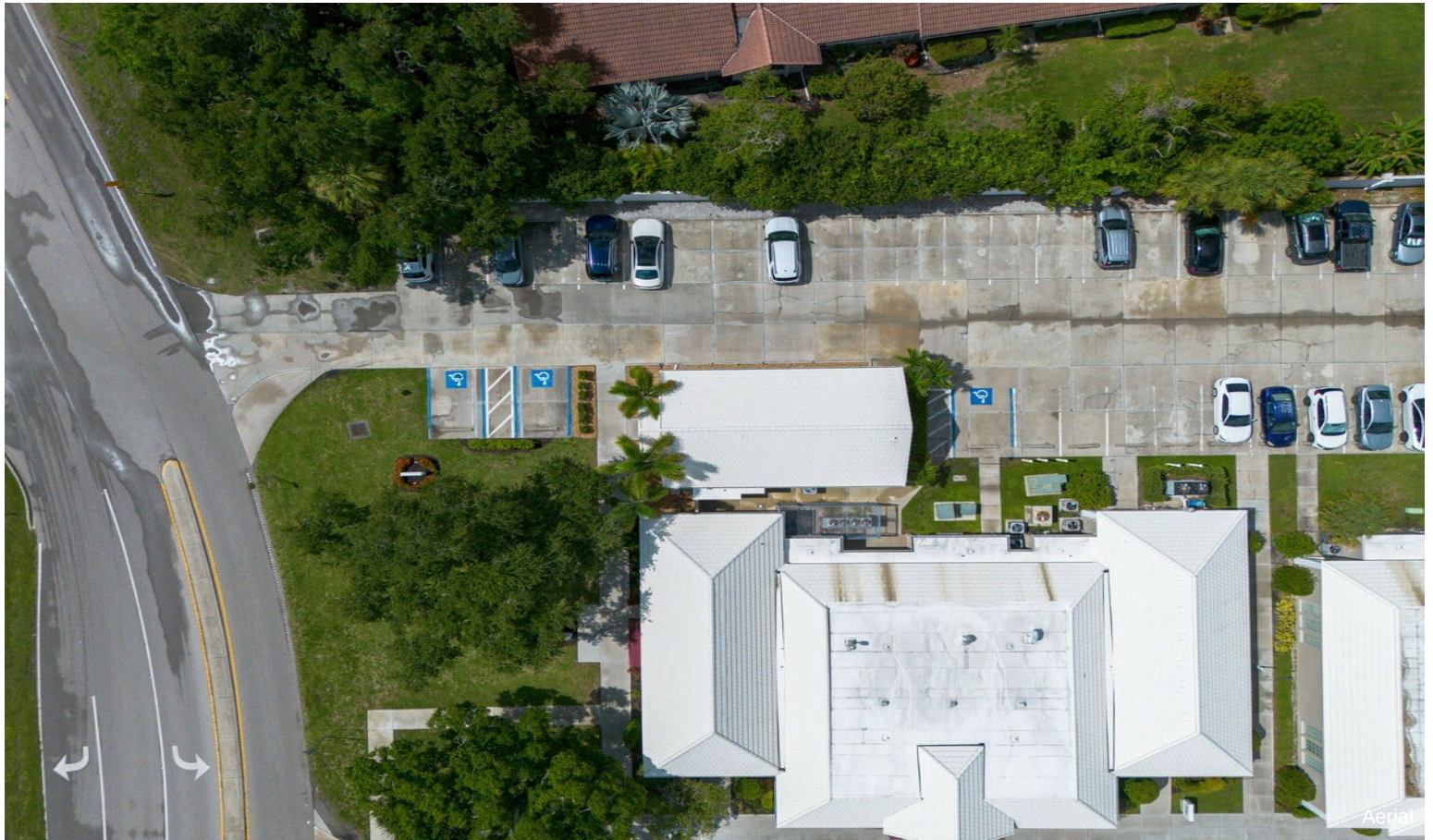
Property Photos



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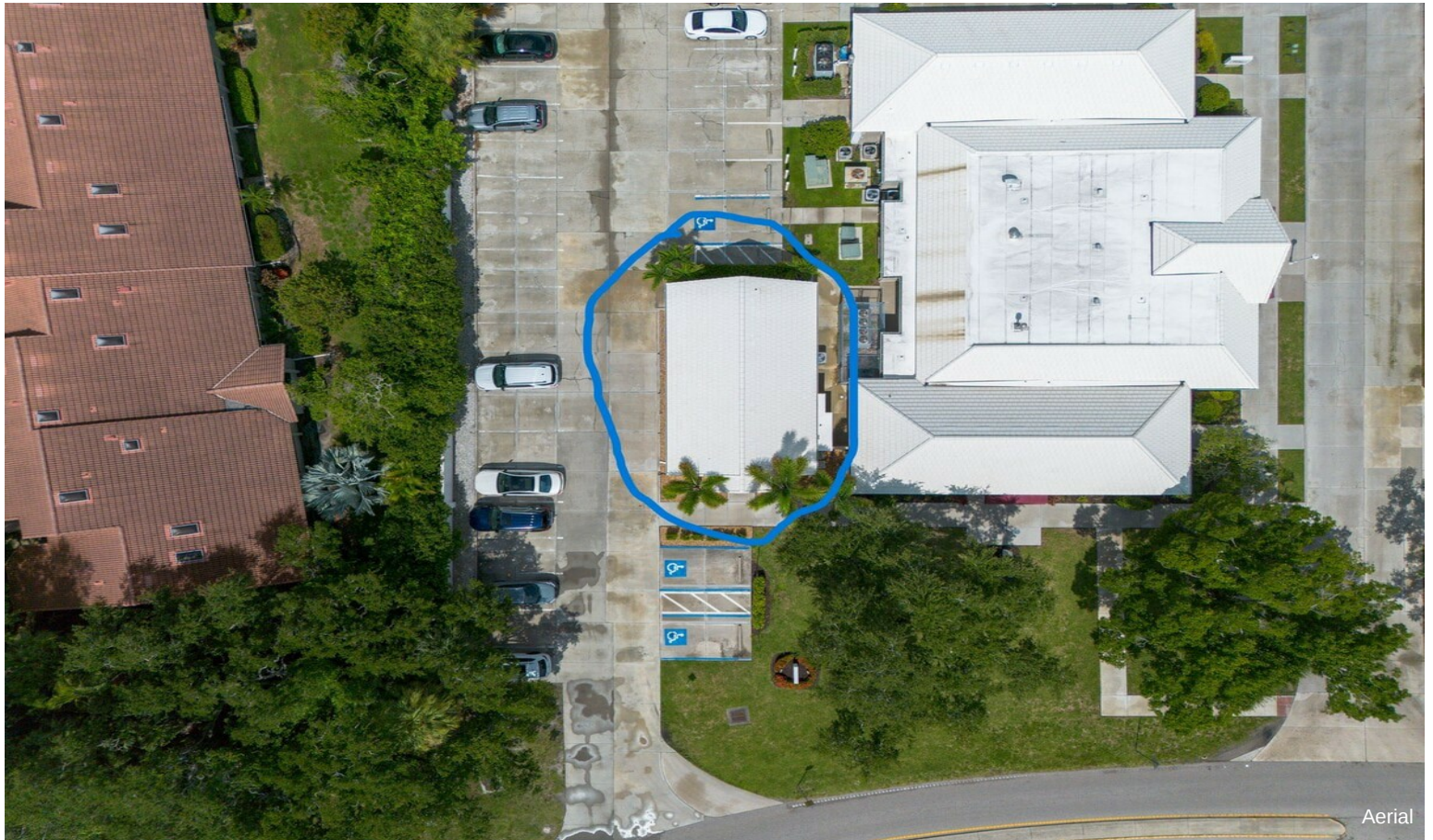
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Property Photos



Interior Photo



Interior Photo

Property Photos

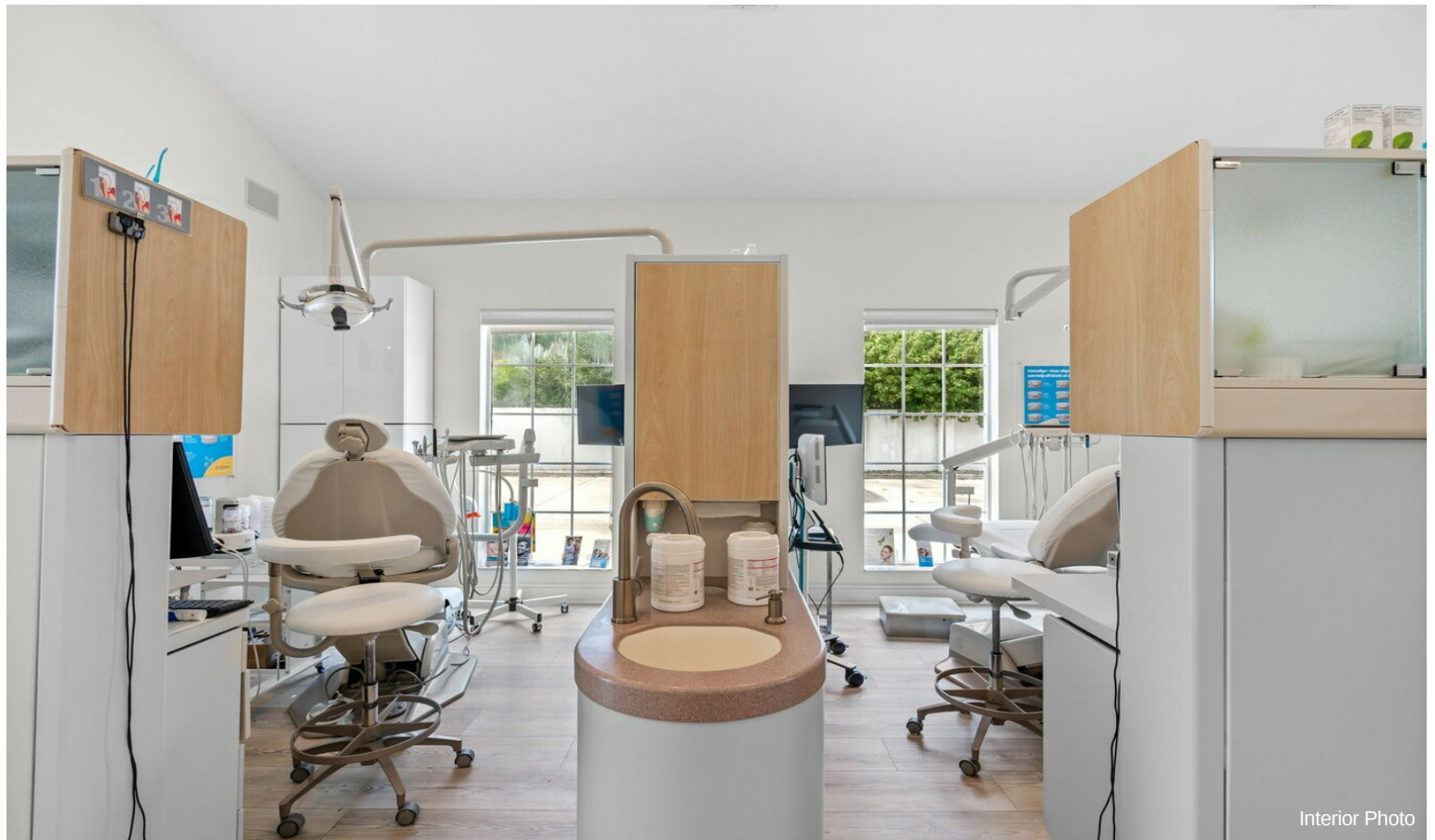


Interior Photo

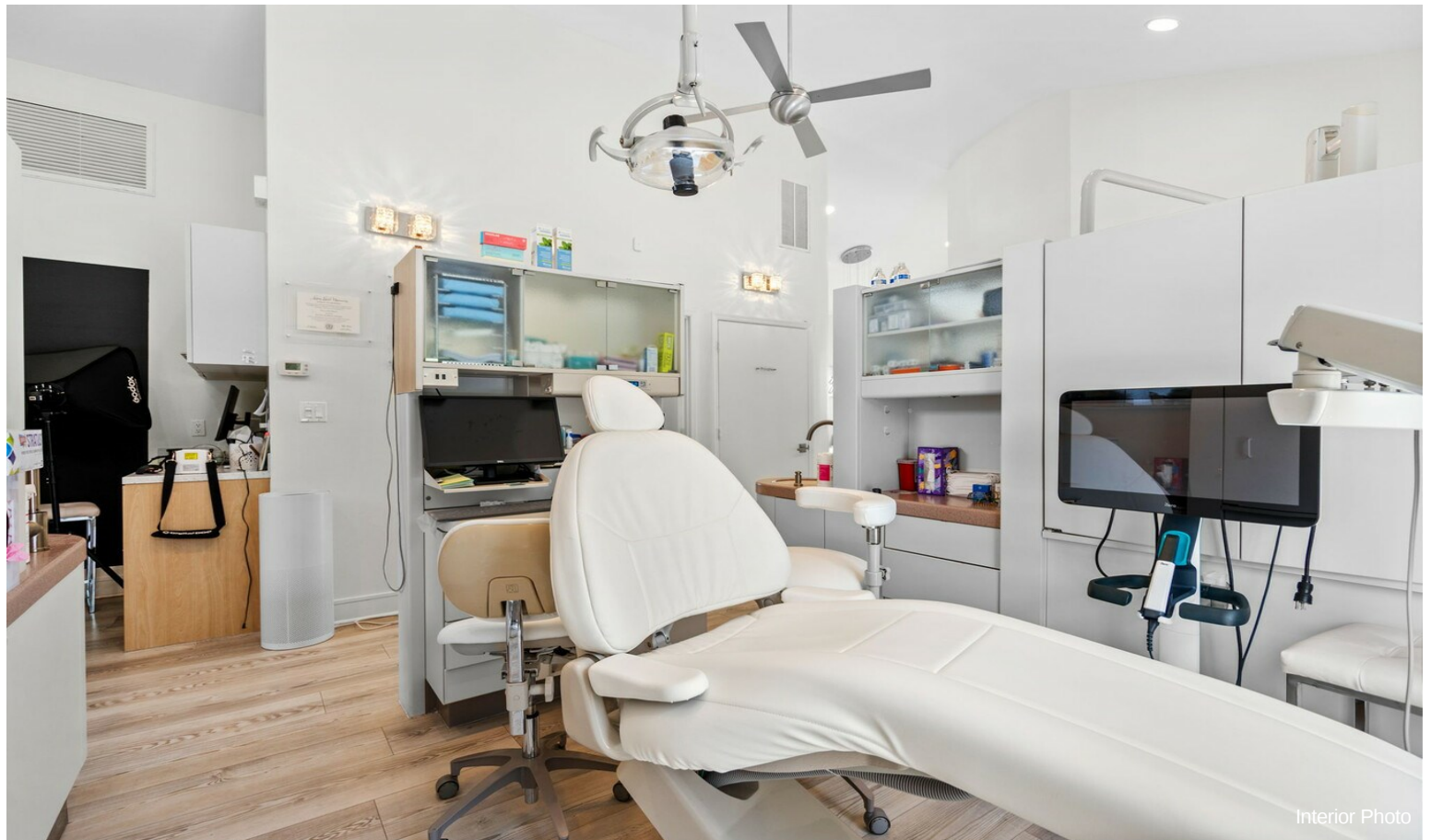


Interior Photo

Property Photos



Property Photos



Property Photos



Building Photo