



CORNER GROUND FLOOR - 1, 835 SF DENTAL CONDO FOR SALE

ABOUT THE PROPERTY

Excellent opportunity to purchase a condo for your pediatric dental practice that has incredible history of dedicated care for kids in the community!



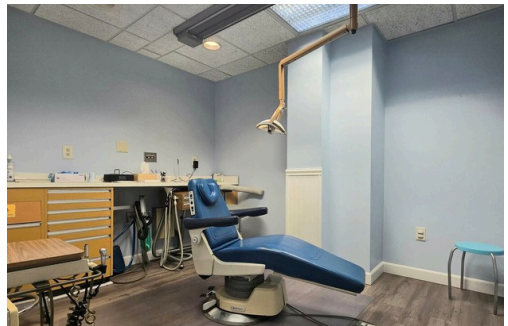
Take advantage of the **existing 4 operatory open bay, 2 private exam rooms** (that can be expanded) and 2 bathrooms with a private **upstairs lounge**.



Construction budget can be kept to a minimum based on contractor estimate: **\$150,000** vs \$300,000.



Great tenant mix: Family Dental, Endodontics, Primary Care, OBGYN and Perinatal. Ideal for **pediatric dental, orthodontics or oral surgeon**.



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Current Floor Plan - 1,835 SF

Will require aesthetic upgrades but the plumbing for 6 chairs, 2 bathrooms and nitrous can remain as-is based on dental contractor survey to significantly reduce build out costs.

