

**For Sale:**

Summit Avenue Professional Building  
Wales, Wisconsin

**Sale Price \$650,000**

**AN EXCEPTIONAL OPPORTUNITY**

This is a perfect opportunity for an investor or either a new dentist starting out or for an established dentist to open a new satellite office. The current dentist retired and has left a fully functional dental suite that is move-in ready with minimal investment. There are 3 equipped treatment rooms, 2 treatment chairs, 3 x-ray units plus a Panorex unit, lights, vacuum, miscellaneous equipment, a fully furnished waiting room, a reception desk with built-in filing, a lab room, an employee break room, and a private office. This suite is older but tastefully decorated and ready for patients.

**Additional Cost**

This dental office does not include a digital system. However for approximately \$10,000 or less, the current system can be hooked up to digital if using plates. Also the office does not include a sterilization system, a software system or a third treatment chair. Additionally a new owner may want to remove wallpaper and add fresh paint.

**Pay for your building with rental income.** Currently there is a chiropractor, an accountant and a counselor renting space in the building. There is a lower level area that contains a variety of rental spaces. Past rents when fully rented (at lower than present-day rates) have totaled \$65,000 to \$71,000 annually.

The previous dentist is willing to mentor a new dentist wishing to establish a new practice. He is not including his patient list at this time but he believes a simple direct mailing to the surrounding communities will quickly bring in patients. He had 2200 patients from Wales and the surrounding communities. Those communities within 10 miles of the office include:

<u>Community</u>	<u>Miles</u>	<u>Population</u>
<u>to Wales</u>		
• Genesee	3.3	7,171
• Delafield	4.13	7,342
• Dousman	4.89	2,582
• North Prairie	5.05	2,214
• Nashotah	6.58	1,386
• Hartland	7.17	10,372
• Waukesha	7.36	71,158
• Pewaukee	7.86	16,551
• Okauchee Lake	9.83	4,827
• Oconomowoc	9.65	18,203
• Mukwonago	9.77	8,262

**LOCATION, LOCATION, LOCATION!!!**

Wales is a bedroom community 25 miles west of Milwaukee and 50 miles east of Madison. It is 3 miles off of Interstate 94 on Highway 83. The building lot is 1.3607 acres and is ideally located for **high visibility**:

- On a corner lot
- At a traffic light

- Fronts Highway 18 with high traffic
- Large lighted signage on the highway median
- Across the street from the high school football field
- Adjacent to health care offices, a strip mall, and Culvers
- All high school & elementary traffic turn at this location (4,486 Students)

#### **WALES WISCONSIN: FACTS FROM DATA USA**

- Population 2,915
- Median Income \$110,804
- Median Property Value \$383,600
- Median Age 412.9
- Average Commute 23.2 minutes
- Average Household #Cars 2
- KM High School 1,065 Students
- Wales Elementary School 3,421 Students

#### **FACTS ABOUT SUMMIT AVENUE PROFFESIONAL BUILDING**

- Built in 1980
- Tax Assessed Value \$557,800
- 2025 Taxes \$6,047.75
- Building dimensions 42 X 90
- 3780 sq feet on each of 2 levels

#### **WHY IS THE OWNER SELLING?**

The owner lived in Wales for 50 years and was an active community member. She has owned and managed the building and rentals for the past 30 years. She is now 80 and resides in Florida. She says it has become too difficult to manage a rental building at her age and especially from a distance. Commercial Realtors have indicated that the land and location may be worth as much or more than the building but the owner and retired dentist prefer to sell the building to a dentist that will continue to provide the dental care needs of the Wales and surrounding communities.