

Hilldale Neighborhood

**4414 Regent Street
Madison, WI 53705**

For Sale
**Investment Property &
Dental Practice**

For More Information



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A Rare Dual Opportunity

For Sale

Acquire a thriving general dental practice together with the multi-tenant office building it occupies. Perfect for an owner-occupant dentist looking to combine practice ownership with the benefits of investment real estate.

This exceptional opportunity offers the security of owning your facility, continuing a well-established, successful practice, and capitalizing on third-party rental income. The building's stabilized rent-roll, when coupled with the practice's loyal patient base, updated equipment, and a prime location in a growing community, provides a seamless path for a practitioner to step into a respected practice and achieve long-term operational and financial stability.

Property Overview

Address:	4414 Regent Street, Madison
Sale Price:	\$1,500,000
Building Size:	7,144 RSF (5,824 USF)
Land Size:	0.4 acres
Parcel #:	251/0709-201-1802-7
Year Built:	1961
Zoning:	SE Suburban Employment
Occupancy:	98.63% leased
# of Tenants:	6 Tenants
Tenant Mix:	Mix of professional and wellness tenants, including architects, massage therapists and a dental practitioner

About the Practice

A well-established, full-service dental practice providing comprehensive care for patients of all ages. The practice emphasizes long-term oral health and offers:

- Preventive, restorative, and cosmetic dentistry
- Invisalign® and orthodontics
- Oral surgery and dentures
- Implant-supported prostheses
- Botox® treatments

Location Highlights:

- Adjacent to Hilldale, a premier shopping and dining destination with a mix of national and local favorites such as Apple, Lululemon, Macy's, L.L. Bean, Café Hollander, and more
- Close to restaurants, retail, and grocery amenities
- Rapidly growing area with multiple new residential and commercial developments
- Near the University of Wisconsin Madison campus and UW Hospital

Dental Practice Overview

Sale Price:	\$1,000,000
Years In Business:	Over 70 years (Established in 1953 by Dr. Bernard Jaeger)
Type of Practice:	General Dentistry
Active Patient Count:	2,142
# of Operatories:	5

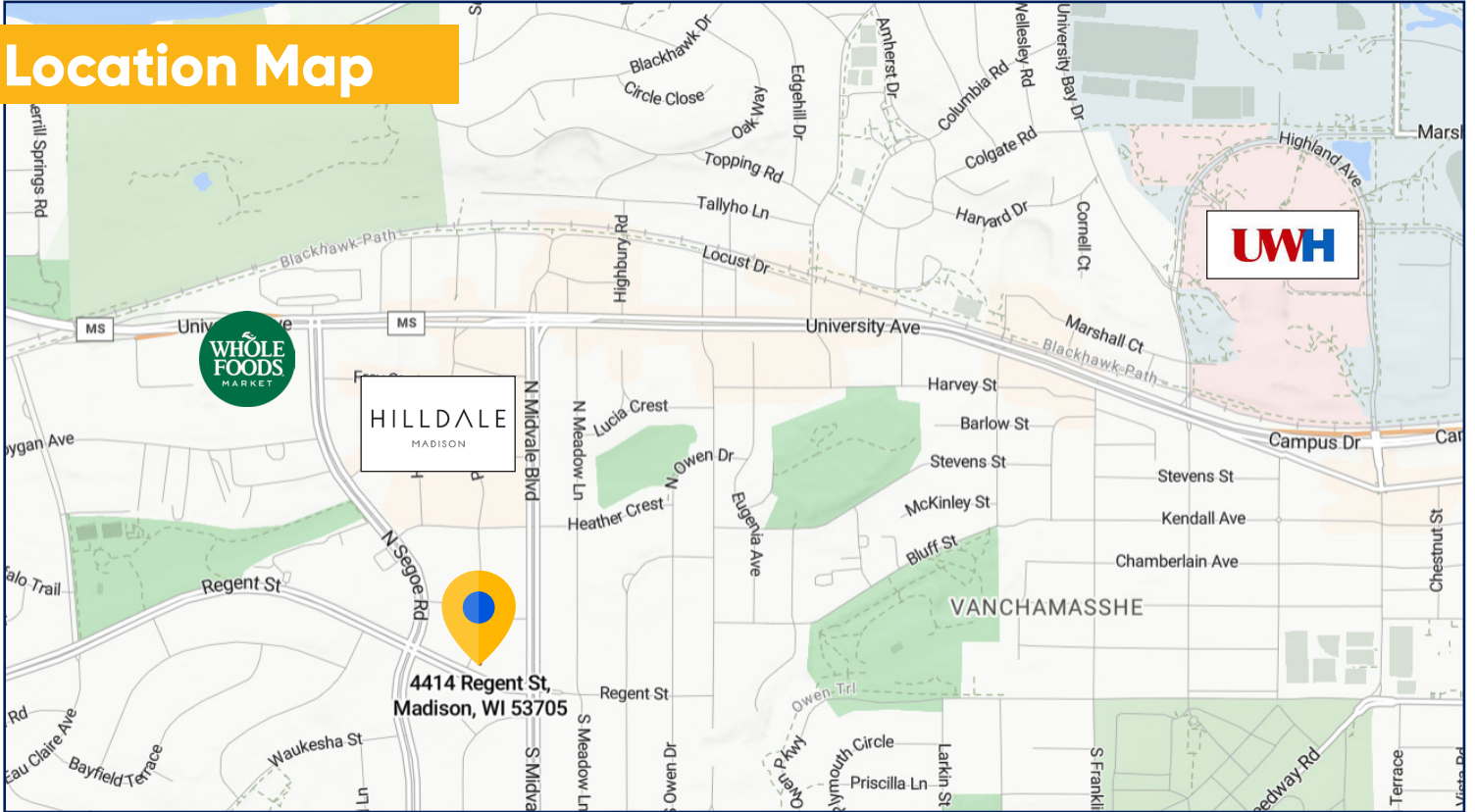
Furniture, Fixtures & Equipment

- 5 x-ray units
- Panorex cone beam x-ray unit
- Reception furniture and cabinetry
- Complete lab and operatory equipment
- Air compressor and dry suction unit
- Handpieces, tools, and supplies
- CEREC crown system and PrimeScan digital scanner
- Implant system with surgical motor
- Nitrous oxide system and tanks

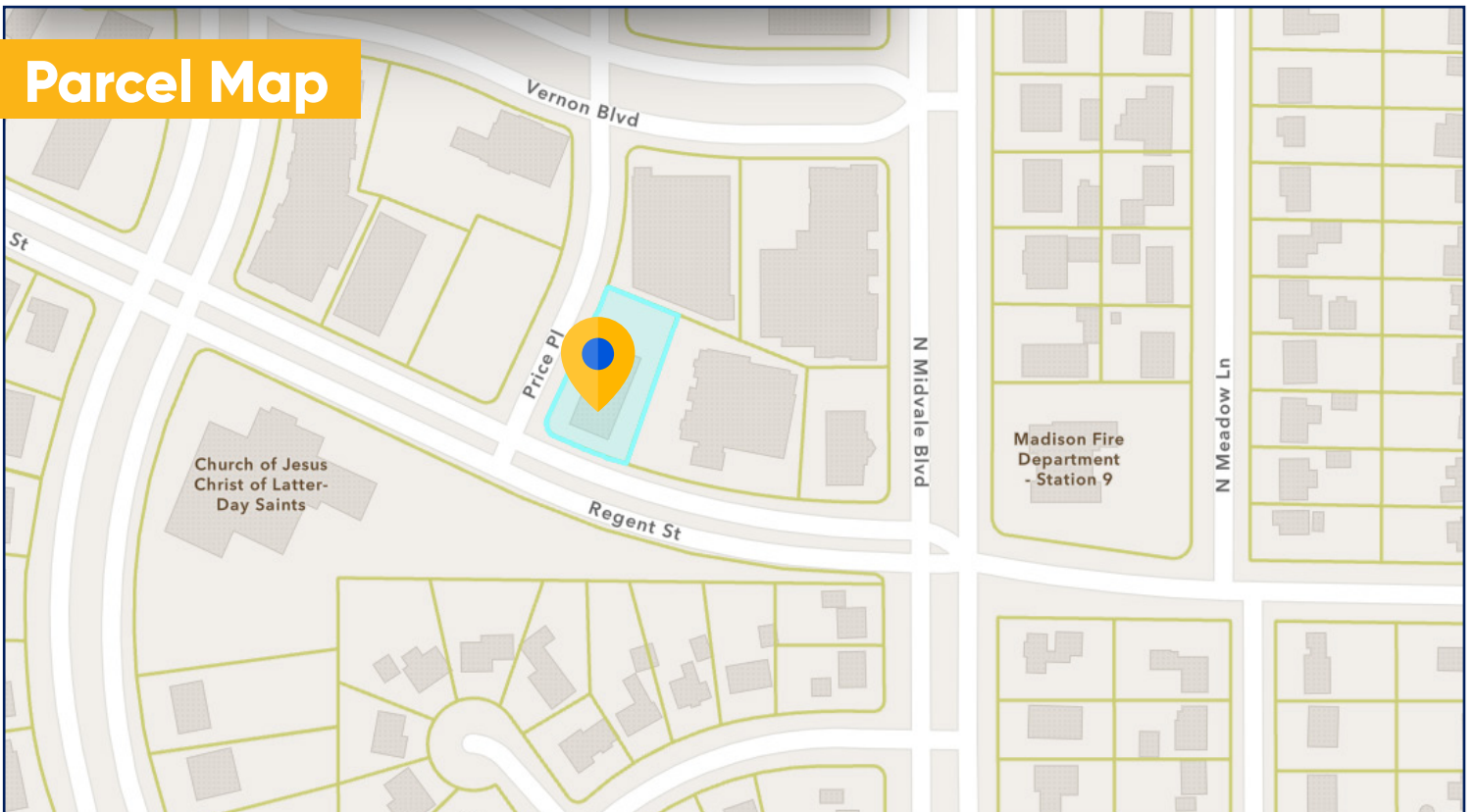
Financial Summary

- Annual Revenue (Billed): \$1,359,537

Location Map



Parcel Map



Dental Practice Space



Building Exterior & Aerial

