

11244 - Real Estate

Northern California

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Medical/Dental office REAL ESTATE for sale Close to multiple hospitals in the area and located on a busy corridor one block Santa Rosa Memorial Hospital and Sutter Santa Rosa Regional Hospital. • 1,351+/- SF Medical Office Condo • Floor Plans Include: • 3 Treatment Rooms • Reception/Waiting Room • Kitchen/Break room • Building with newer solar system on roof Ideal for dental, medical, or professional office users HOA Dues: \$• 1,351+/- SF Medical Office Condo • Floor Plans Include: • 3 Treatment Rooms • Reception/Waiting Room • Kitchen/Break room • Building with newer solar system on roof Ideal for dental, medical, or professional office users HOA Dues: \$252/month, plus utilities

**Must Sell Clinic -- RE for sale!****Recast Earnings***(Not Verified By Business Team)*

	12 Months Ended	12 Months Ended
	12/31/2022	12/31/2021
<b>Sales</b>	\$439,096	\$454,301
<b>Adjusted Cash Flow</b>	\$377,083	\$205,462

**Operations**

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	1	0	
Owners	1	0	
Hours of Operation			

**Price/Terms****Lease**

Asking Price	\$385,000	Monthly Rent Including NNN	\$0
Down Payment	\$385,000	Expires	
Inventory (included)	\$0	Option	No
Real Property Available	Yes	Size (sq.ft.)	1351
		New Lease Available	No

**Miscellaneous**

Type of Organization	S Corp	Training	8 Weeks30 Hours
Reason for Sale	Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.