

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

MULTI TENANT BUILDING! NEWER PEDIATRIC PRACTICE! ROOM TO EXPAND PRACTICE!

LEASEHOLD SALE

LISTING #:	26 - 384	PRICE:	\$199,000 LEASEHOLD \$1,950,000 BUILDING	A/R'S:	Negotiable
LOCATION:	Colton	ESTABLISHED:	10 / 2024	POPULATION:	Hispanic

PATIENTS	PATIENT AGE	5-10	11-19	20-49	50-75+
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FACILITIES	Ops	4	X-rays	1	CBCT	No	Laser	No
	Chairs	4	Sensors	1	Scanner	No	Mill	No
	Other							

	Size	1,200 sq ft +/-	Rent	OWN	Term		Options	
COMPUTERS	Front		OPS		Other		OS	

SOFTWARE	Practice	Denticon	Imaging		Patient		Billing	
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MARKETING	
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COMMENTS	Sellers have owned building for almost 8 years and built out pediatric practice in 2024. Have decided to sell building. Practice is working one day per week collecting \$5,000 to \$10,000 per month. Seller has primary general practice in Redlands area. Building has great parking. Practice can be expanded by another 1,000 sq ft with vacant, adjacent office space. Seller would cooperate with Denticol credential and staff would be available for 30 days to transition while buyer hired and trained new staff. Colton and the adjacent communities of Grand Terrance and Loma Linda are great, middle income family communities that are excellent areas for profitable dentistry! Building is 9,894 total square feet on a 18,500 sq ft lot.
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