

FOR SALE

CLASS A DENTAL OFFICE

18000 TOLEDO BLADE BLVD. PORT CHARLOTTE, FL



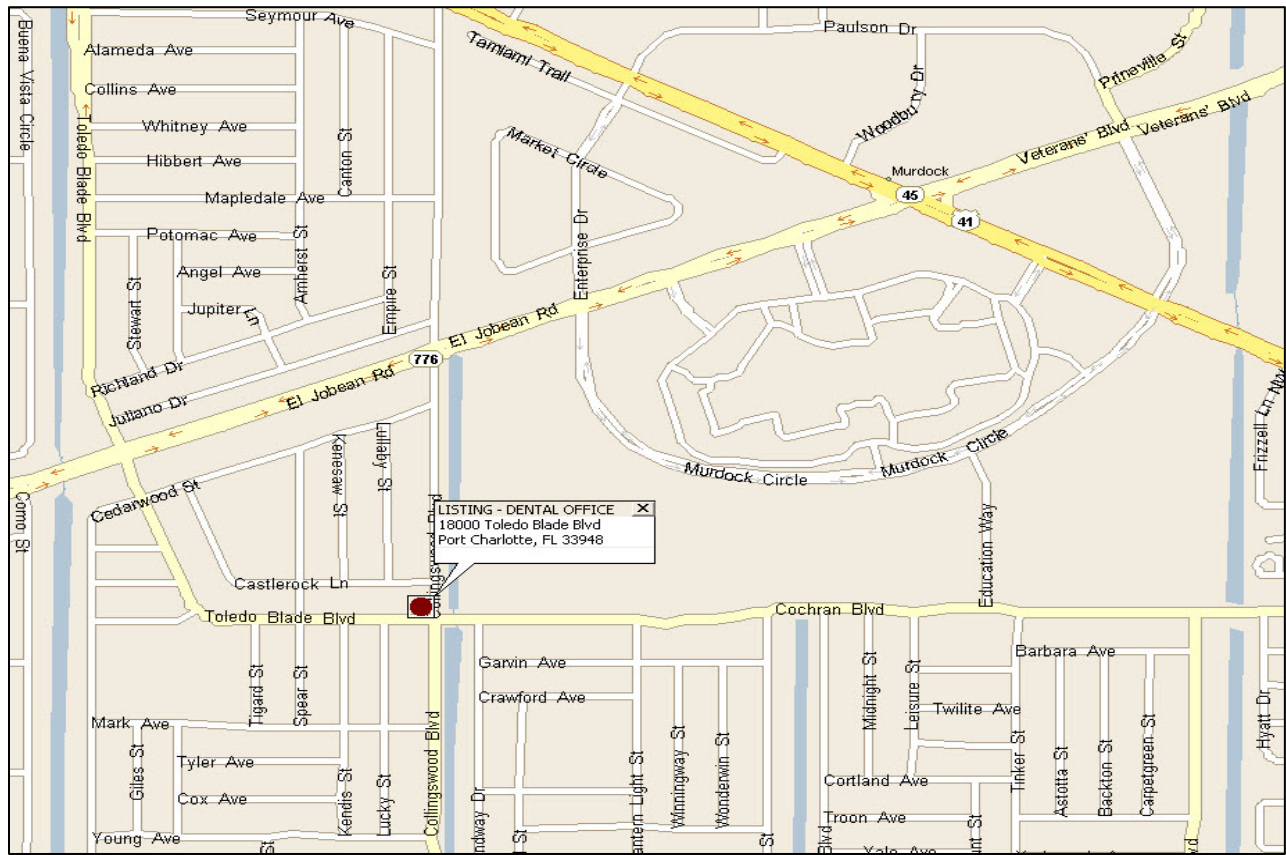
CONFIDENTIAL LISTING

- Excellent location in Port Charlotte at the corner of Toledo Blade Boulevard and Collingswood Boulevard.
- Class A dental office that was the winner of the Matsco Dental Office Design Competition in 2001 and featured in the April, 2001 issue of Dental Economics, a leading business journal for the dental profession.
- The building is 3,759 sf with a waiting area complete with kid's room, beautiful built-in business desk in the reception area, business office, 6 treatment rooms, lab area, tray prep area, kitchen and break area, consultation room, file/equipment room, 2 doctor offices, and restrooms. Site improvements include abundant parking and monument signage at the corner.
- The building is surrounded by a Florida Certified Yard which is a recognition bestowed upon sites that feature landscaping with extensive native vegetation with landscaping that promotes water conservation and wildlife habitat.
- The property is currently leased to a dental practice for with a term that expires December 31, 2019, with the tenant having a renewal option for an additional five (5) years. List price is based on 8.3% cap rate.
- **PRICE: \$799,000 – Showing by APPOINTMENT ONLY. Call Steve Gant to schedule.**

Riverside
Realty Services, LLC

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LOCATION MAP & AERIAL



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