



# Medical Building FOR SALE

Fully reconstructed dental office offering stable, in-place income and long-term flexibility. Renovated in 2021 with an expansion, the main level totals approximately 2,070 sqft, complemented by a finished lower level and full ADA compliance. The property features modern building systems, an updated façade, and a resurfaced parking lot, minimizing future capital needs.

**Currently leased on a five-year modified gross lease with two five-year renewal options and 10% rent increases, providing reliable cash flow with minimal landlord responsibilities.**

### Highlights:

- 5-Year Modified Gross Lease
- Two 5-Year Renewal Options (10% Increases)
- Minimal Landlord Responsibilities
- Updated Systems & Improvements



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**CALL FOR PRICING!**

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