



AFN LTD.
(Excellence)

FOR SALE

OLIVER DENTAL PRACTICE WITH LAND & BUILDING

12032 - 102 Avenue Edmonton, Alberta



Property Highlights

- Well established Dental Practice in downtown Edmonton specializing in general and cosmetic
- Approximately 600 + active patients
- Well trained and long serving staff
- 1,212 SF building situated on 5,850 SF of DC1 land
- Business can be purchased separate from land & building

Practice Fundamentals

- Approximately 600 active patients
- 3 Operatories
- General dentistry and some cosmetic dentistry
- Currently operating at about 2 and ½ days per week
- Well trained and long serving staff – Office Manager
Receptionist
- No hygienist at this time
- Equipment list (in detailed package)
- Hours: M-Th 7:30am to 2:30pm

Asking Price: \$250,000 Includes Assets and Goodwill

Building Fundamentals

- Zoned DC1 (Commercial)
- Approximately 1,200 SF
- Renovated and upgraded recently
- Patient parking in rear
- Basement fully upgraded and utilized for office kitchen, laboratory and file storage

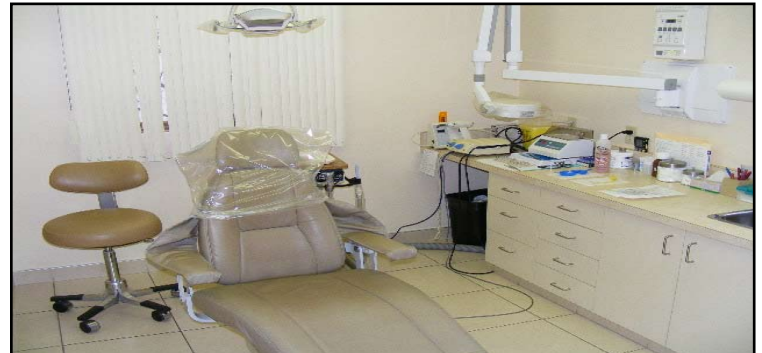
Asking Price: \$600,000

Practice & Land/Building: \$850,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.



Property Location



For more information about this listing, or other listings, please contact:

Ayaz Bhanji, Broker/Owner
T 780.641.1320
E abhanji@remaxcomm.ca
www.remaxcomm.ca

Rahim Rahemtullah; Assistant
T 780.641.1338
E rahim@remaxcomm.ca
www.remaxcomm.ca