



TURNKEY OWNER-USER OPPORTUNITY

DENTAL PRACTICE + INCOME-PRODUCING REAL ESTATE

1801-1805 W 24th Street | Yuma, Arizona

\$1,995,000

Established dental practice with 1,500+ patients, a fully built-out clinical suite, fee-simple real estate, and an income-producing second suite.

IDEAL FOR AN OWNER-USER DENTIST | POTENTIAL SBA FINANCING

BUILDING

3,400 SF

SITE

0.452 Acres

SECOND-SUITE RENT

\$2,500/Mo.

LEASE EXPIRATION

12/1/2026

RENEWAL OPTIONS

None

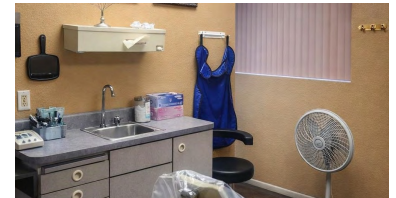
Investment Highlights

- Established Yuma dental practice with **1,500+ patients**.
- Fully built-out dental suite designed for an efficient transition.
- Second suite produces **\$30,000 in annual contract rent**.
- In-place rent is below market, per seller; verify market potential.
- Lease expires December 1, 2026 with **no renewal options**.
- Buyer may re-lease the suite or expand into the full building.
- 21 parking spaces with three points of ingress and egress.

Financial Snapshot

2025 Practice Revenue - Annualized	\$742,721
2026 Practice Revenue - Annualized	\$814,639
Property Taxes	\$3,847.20
Building Insurance	\$3,428.00
Net Second-Suite Contribution	\$22,724.80
Reported Combined Cash Flow	\$273,682
Normalized Combined Cash Flow	\$299,311

Annualized and normalized figures are illustrations based on seller-provided cash-basis P&Ls.; Normalization excludes identified one-time building repairs. Verify all add-backs and potential expense overlap.



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