

Medical Office For Sale

Roswell, New Mexico

- NOI \$70,872
- Built in 2001, total 4,823 sf
- Long-standing Dental Practice
- Strong guarantor w/700+ locations in 40 states
- Tenant just renewed – expires 2030 when rent jumps to \$74,412
- 21 parking spaces (4.4/1,000sf)
- Excellent demographics



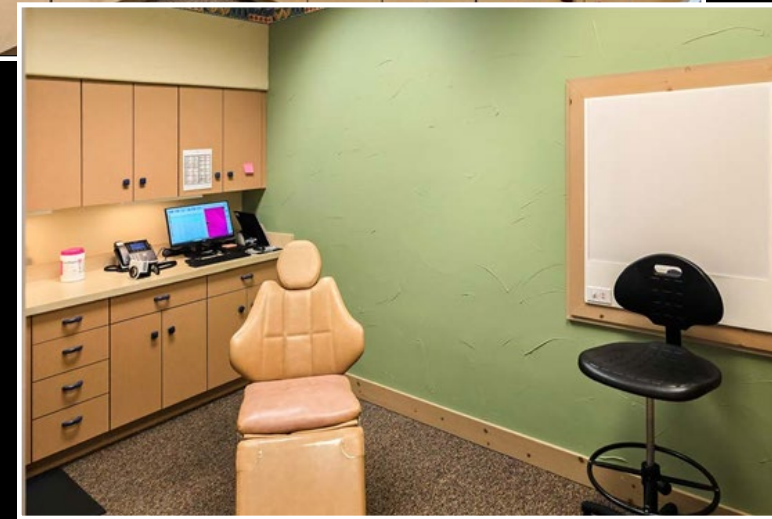
200 W. Wilshire Boulevard, Suite E, Roswell, NM

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\$1,012,000





Impressive opportunity for stable medical office with long-standing dental practice. Strong lease guarantee with national group MB2 Dental who has over 700+ locations in 40 states backed by private equity and just recently secured a \$2.3B debt facility for future growth and acquisitions. Tenant just renewed their 5-year option showing commitment to the market and location, expiring end of October, 2030. Strong demographics within a 3-mile radius.

Super stable investment at a 7.0% CAP.







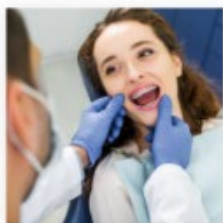
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Tenant Summary



ORTHODONTICS for the whole family.

At Taylor Orthodontics, our expert team offers the latest orthodontic treatments for kids, teens, and adults, including Invisalign, Invisalign Teen, Damon Smile, traditional braces, and clear braces. Taylor Orthodontics utilizes the latest, state-of-the-art technology, ensuring you leave with a smile that not only enhances your confidence but also sets the stage for a bright future.



Braces & Orthodontics



Clear Aligners



Clear Braces



Invisalign®



Surgical Orthodontics



Pediatric: Braces and Orthodontics



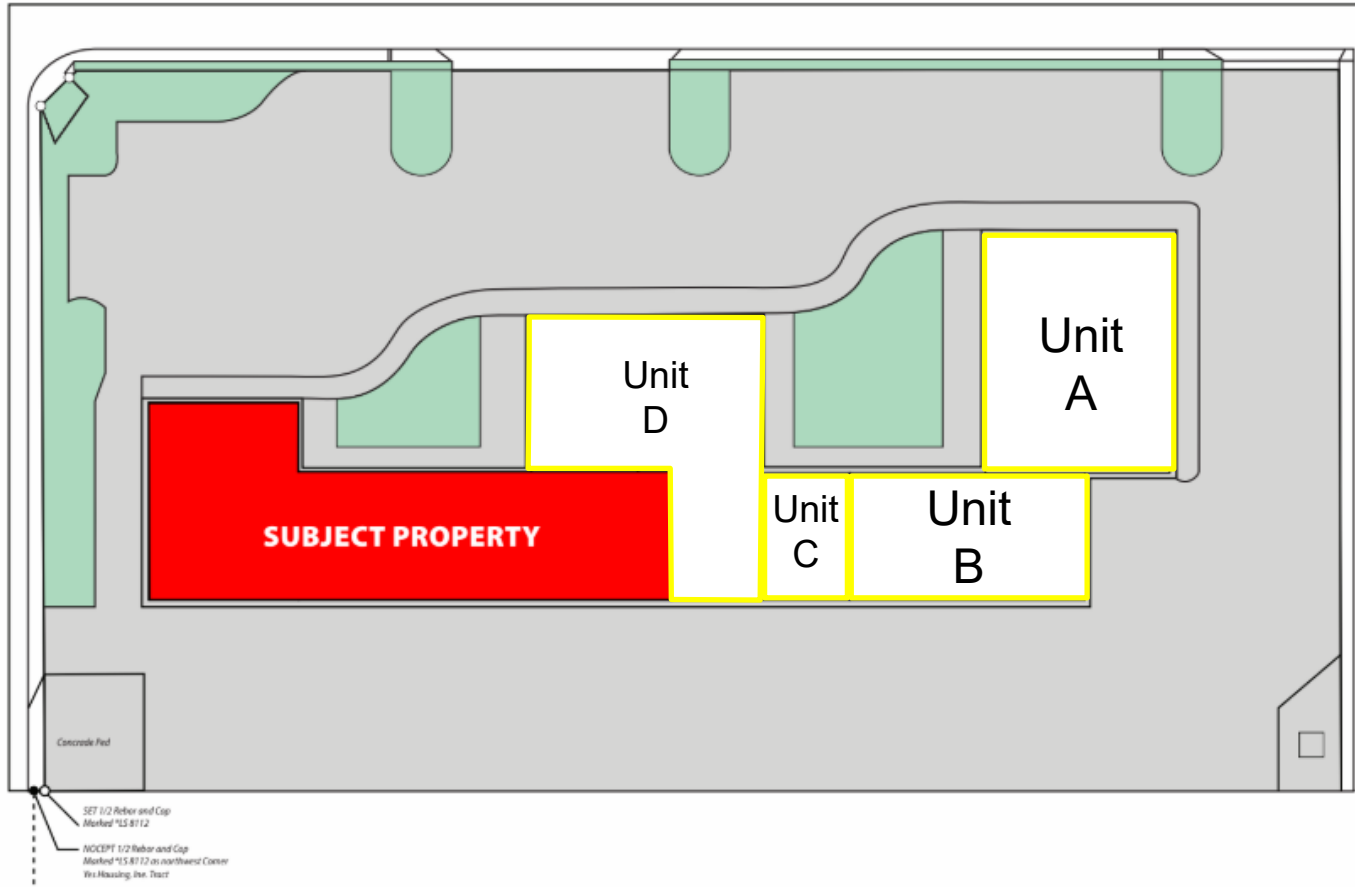
Pediatric: Invisalign® and Invisalign Teen®

A smile you adore, guaranteed.

Taylor Orthodontics will help you choose your best option, then guide you through a professional, compassionate, and affordable treatment plan that ends with a smile you love.



SITE PLAN





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