

# Hilldale Neighborhood

**4414 Regent Street  
Madison, WI 53705**

**For Sale**  
**Investment Property &  
Dental Practice**

## For More Information



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# A Rare Dual Opportunity

## For Sale

Acquire a thriving general dental practice together with the multi-tenant office building it occupies. Perfect for an owner-occupant dentist looking to combine practice ownership with the benefits of investment real estate.

This exceptional opportunity offers the security of owning your facility, continuing a well-established, successful practice, and capitalizing on third-party rental income. The building's stabilized rent-roll, when coupled with the practice's loyal patient base, updated equipment, and a prime location in a growing community, provides a seamless path for a practitioner to step into a respected practice and achieve long-term operational and financial stability.

### Property Overview

|                       |                                                                                                              |
|-----------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>       | 4414 Regent Street, Madison                                                                                  |
| <b>Sale Price:</b>    | \$1,500,000                                                                                                  |
| <b>Building Size:</b> | 7,144 RSF (5,824 USF)                                                                                        |
| <b>Land Size:</b>     | 0.4 acres                                                                                                    |
| <b>Parcel #:</b>      | 251/0709-201-1802-7                                                                                          |
| <b>Year Built:</b>    | 1961                                                                                                         |
| <b>Zoning:</b>        | SE Suburban Employment                                                                                       |
| <b>Occupancy:</b>     | 98.63% leased                                                                                                |
| <b># of Tenants:</b>  | 6 Tenants                                                                                                    |
| <b>Tenant Mix:</b>    | Mix of professional and wellness tenants, including architects, massage therapists and a dental practitioner |

### About the Practice

A well-established, full-service dental practice providing comprehensive care for patients of all ages. The practice emphasizes long-term oral health and offers:

- Preventive, restorative, and cosmetic dentistry
- Invisalign® and orthodontics
- Oral surgery and dentures
- Implant-supported prostheses
- Botox® treatments

#### Location Highlights:

- Adjacent to Hilldale, a premier shopping and dining destination with a mix of national and local favorites such as Apple, Lululemon, Macy's, L.L. Bean, Café Hollander, and more
- Close to restaurants, retail, and grocery amenities
- Rapidly growing area with multiple new residential and commercial developments
- Near the University of Wisconsin Madison campus and UW Hospital

### Dental Practice Overview

|                              |                                                           |
|------------------------------|-----------------------------------------------------------|
| <b>Sale Price:</b>           | \$1,000,000                                               |
| <b>Years In Business:</b>    | Over 70 years (Established in 1953 by Dr. Bernard Jaeger) |
| <b>Type of Practice:</b>     | General Dentistry                                         |
| <b>Active Patient Count:</b> | 2,142                                                     |
| <b># of Operatories:</b>     | 5                                                         |

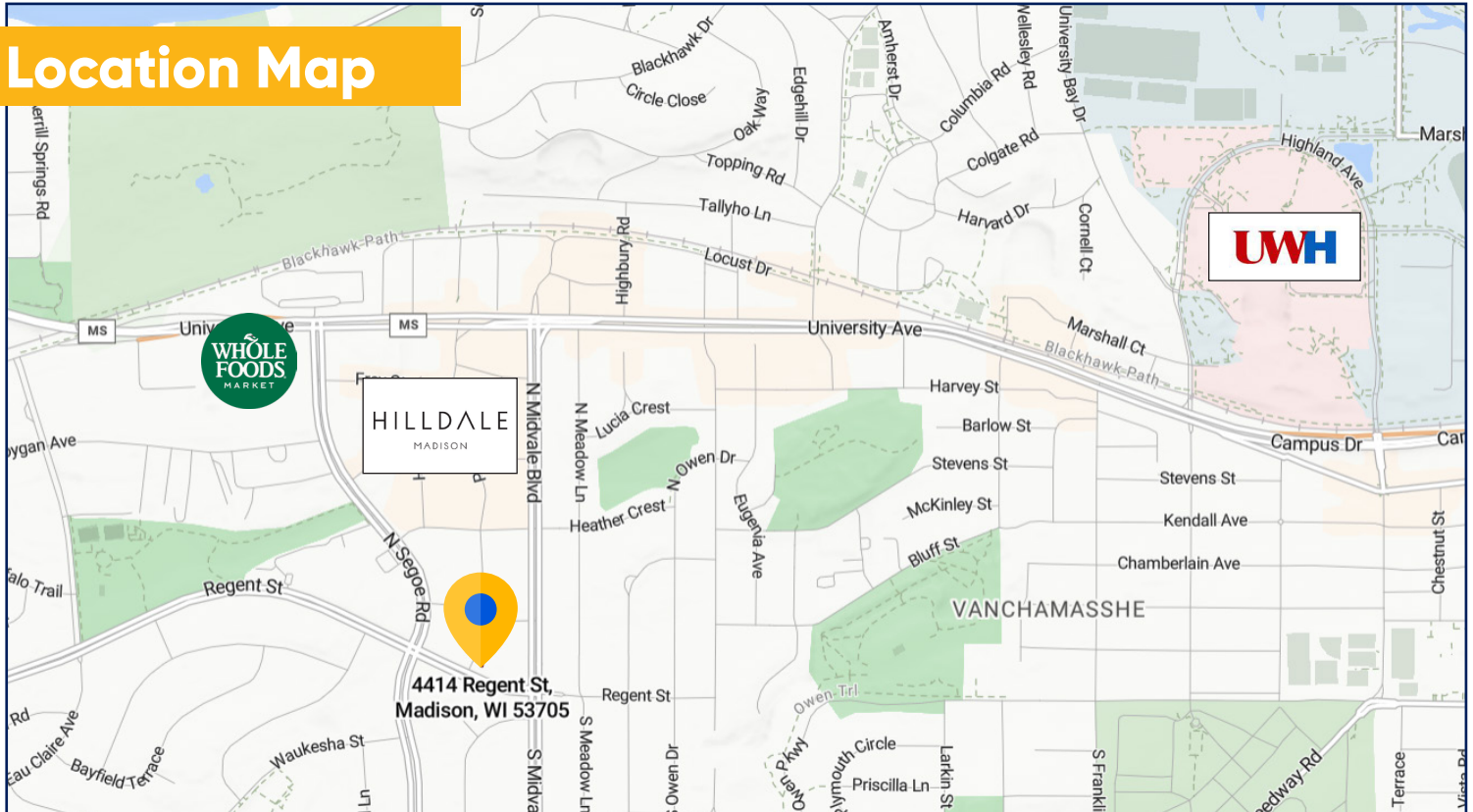
### Furniture, Fixtures & Equipment

- 5 x-ray units
- Panorex cone beam x-ray unit
- Reception furniture and cabinetry
- Complete lab and operatory equipment
- Air compressor and dry suction unit
- Handpieces, tools, and supplies
- CEREC crown system and PrimeScan digital scanner
- Implant system with surgical motor
- Nitrous oxide system and tanks

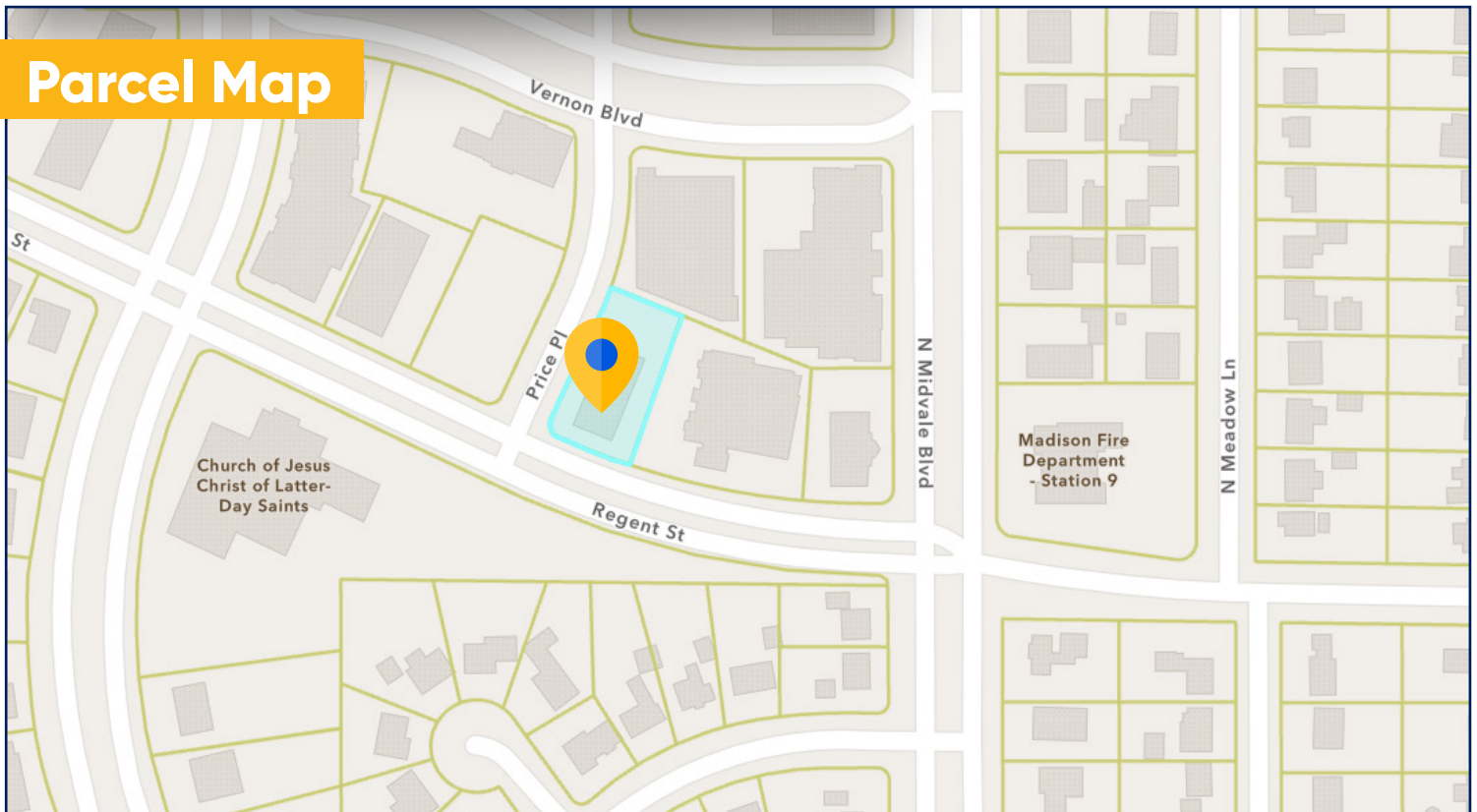
### Financial Summary

- Annual Revenue (Billed): \$1,359,537

## Location Map



## Parcel Map





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## Dental Practice Space





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## Building Exterior & Aerial

