



Small town, medical turnkey practice for sale with free standing building

Lynden Vision Clinic was established in 1949, and has had 3 owners. Current building was purchased in 1976, and remodeled in 1994 and 2011. Practice is strongly medically oriented, with long standing, loyal patients. 4 generations of family members seen! 5 star google reviews, and phenomenal patient retention.

This is really a turn key practice for an OD that wants to do medical and general optometry. I have enjoyed building and growing this practice immensely, but am ready to move on to another chapter in life. I have great professional staff and my Office Manager has been with me for 21 years! Staff pretest all patients. Optical for existing patients.

Office hours are four tens, Monday to Thursday. 8 am - 6 pm. Closed for lunch 12-1 pm. Patient care is scheduled 35 hours per week, with no patients on Monday mornings (Administrative time). Every weekend is a 3 day weekend!

EMR records with Uprise since 2015.
2 fully equipped and operational lanes with Marco TRS units.
Optovue OCT, Nidek retinal camera, Humphrey visual field, OPD III and slit lamp camera in one lane.

Building is 1250 square feet, with vaulted ceilings. Craftsman style building. Well maintained and efficient use of space. New roof in 2022.

Stable financial performance over prior 5 years.
>50% cash pay patients, no subcontracted insurances accepted.

Price to be determined. Would prefer buyout of both practice and building, open to practice purchase only. Willing to mentor during the transition to business ownership if needed. I will work with you to ensure a smooth transition. A new doctor willing to shorten the appointment blocks could easily increase the yearly income.

This is a great opportunity for someone wanting to continue great relationships with a tight knit community.

Please forward all inquiries to my personal email at cMira2c@gmail.com

Lynden is a peaceful, small town, with lots to offer. It is located 15 miles south of the Canadian Border, in beautiful Washington State. It has beautiful mountain views, clean air, clean water and a temperate climate. Lynden is a farming and manufacturing community with great schools and services. Lynden is 30 minutes north of Bellingham, and 2 hours north of Seattle, and an hour south of Vancouver, British Columbia, Canada.

Close to the mountains and to the sea! Perfect for outdoor enthusiasts, and a great location for raising a family.



Building Value: \$650,000

Practice Value: \$232,000

Asking price: \$882,000

Banking and Finance options:

People's Bank has a loan program referred to as a Professional Practice Loan. It is designed for Doctors to purchase all or a portion of an existing practice. It can provide up to 100% of the purchase price of the business. Loan amortizations range from 5-10 years.

Owner Contract: financing would require a minimum 25% cash or equity down payment, with amortizing loan terms of 25 years.

Purchase options:

Practice only - with 3-5 year lease options on building.

Practice and Building.

All offers will be considered.