



# Business Opportunity

## Successful Family Medical Practice Available

### Information

Own your own family medical practice in the heart of Idaho's scenic beauty and just a short distance from world class fly fishing, Yellowstone, Teton Mountains, and much more.

This is a unique and very profitable business with consistent cash flow. It is ideal for both Physician Assistants and Medical Doctors. The current owner is a Physician Assistant--an M.D. would have the potential to provide more services and greatly increase cash flow. The current owner is willing to provide financing.

If you are looking to own your own practice in the serenity of a rural environment don't miss this opportunity!

### Business Highlights

- Loyal, consistent patient base
- Nearest competitors are 35 and 45 miles away
- Work normal business hours Mon.-Thurs., and half days on Fri.
- Secondary Income: Additional office space currently leased by a physical therapist

### Purchasing Info.

- Sales Price: \$510,000
- Gross Sales: \$331,755
- Owner Benefit (Cash Flow): \$196,950
- Real Estate (not included in sales price): \$205,000
- Other Assets: \$133,000

**Seller Financing Available!**

### Offered By:

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