

CURRENT OWNER/PRACTITIONER

ACUPUNCTURE CLINIC

Shelby, North Carolina

Price: \$100,000

Established in 2017, a rare opportunity to own and operate a high-revenue Chinese Medicine & Acupuncture clinic in an unsaturated market.

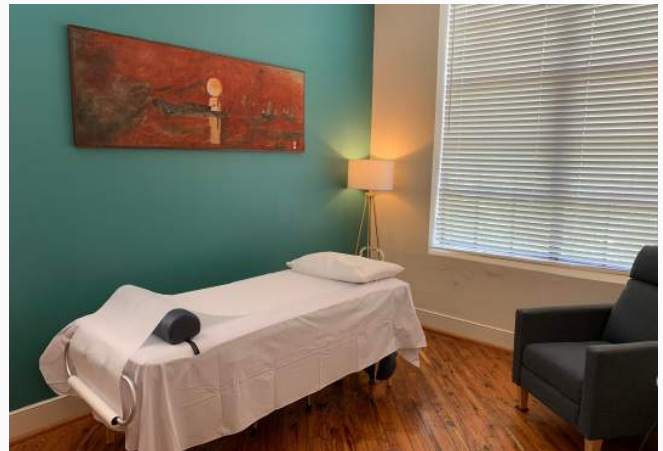
This clinic is 98% cash-based, with the remaining 2% being VA Veterans Insurance.

This clinic is located in a beautiful 2,100 square foot office with SIX elegant, spacious treatment rooms, with the potential for 9 spacious rooms total.

There are typically 5 rooms in use at any given time, so capacity for expansion is already in place.

Alternatively, you could partner with or lease office space to a complementary natural health provider, potentially bringing in more referral business, lowering rent, or increasing rental income.

The purchase price also includes an herbal pharmacy carrying Herbal Times Teapills, Kan Tinctures, Far East Tinctures, and Health Concerns.



This clinic has over 1300 patient emails for retargeting, reactivations, and marketing outreach. In addition, our clinic has established professional referral relationships with the Western Medicine, Chiropractic, and Wellness communities. We get a minimum of 4 new patients from this vector alone.

There is potential to significantly grow profits by adding more practitioners, other modalities, raising rates, or simply working more often, such as opening on the weekends.

Due to health reasons, the practitioner is no longer able to continue serving this grateful community. It has been a pleasure to serve this community and pave the way for someone else to continue building and sharing this medicine with this wonderful community.

Gross Revenue: 2018: **\$187,309.80** Associates
2019: **\$215,614.09** Associates
2020: **\$177,740.78** COVID/No Associates
2021: **\$102,437.20** YTD

Clinic Overhead: **\$30,756.24** per year

The current practitioner:

- Sees 200 patients a month on average with a 90% retention rate.
- Working 4 days a week, 12 hours total.
- Takes 5 weeks of vacation annually

Do Not Contact the Office

PRACTICE FOR SALE

This Acupuncture Clinic is situated neatly in the middle of a triangle of the metropolitan cities of Charlotte (45.8 mi), Asheville (80.5mi), & Greenville (66.1 mi) /Spartanburg (41.0 mi). All one hour and 15 minutes or less.

All three have airports, of which 2 are international, amazing medical communities, universities, shops, restaurants, and entertainment.

We serve a small and tight-knit, rural community. The clinic is located in the heart of an evolving and growing uptown center. Shelby is a unique community of lifelong residents with family units and recent transplants young and old. Shelby, NC is a certified entrepreneur community. Home of the American Legion World Series and Gardner Webb University.

Cleveland County along with Cleveland Early College High School has numerous above-average public schools with a major focus on sports and athletics. Pinnacle Classical Academy is a well-revered local charter school as well as Award-winning Thomas Jefferson Classical Academy in the neighboring county of Rutherford. Cleveland County Community College is also a home of the Yetis Athletics as well as a source for local higher education for many different skill sets in healthcare, beauty, agriculture, and more.

The county is home to specialized textile plants, and the economy is largely made up of manufacturing firms, distribution centers, and small businesses. The county has been successful in expanding its economy with business recruitment and the addition of several major data centers. Recent projects include the Disney Data Center (\$200 Million), Wipro Data Center (\$75 Million), and most recently AT&T Data Center made an \$850 Million investment in Cleveland County. A Facebook Data Center recently invested \$450 Million in neighboring Rutherford County, just five miles over the county line. Not to mention the recent opening of the Catawba Two Kings Casino in the neighboring town of Kings Mountain.

Shelby is in Charlotte's backyard, with Big Tech moving to the area along with exponential growth of the Charlotte Metro area, it is bound to be North Carolina's next Best Small Town in the coming years due to its affordable housing, lower cost of living, and continued economic growth.

The vibrancy of "Uptown Shelby" is growing with the addition of many new and well-established restaurants, a brewery, new businesses, and retail. The arts and entertainment community is thriving thanks to an amazing arts council and Shelby is home to the Earl Scruggs Center and Don Gibson Theatre which host Emmy award-winning musicians.

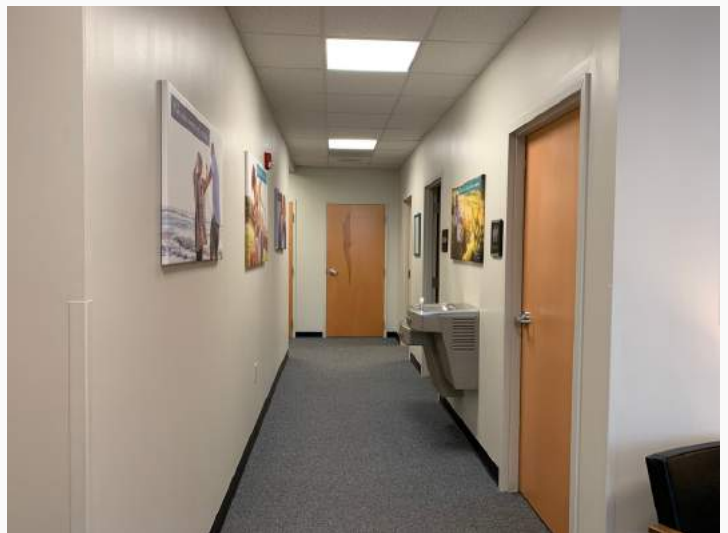
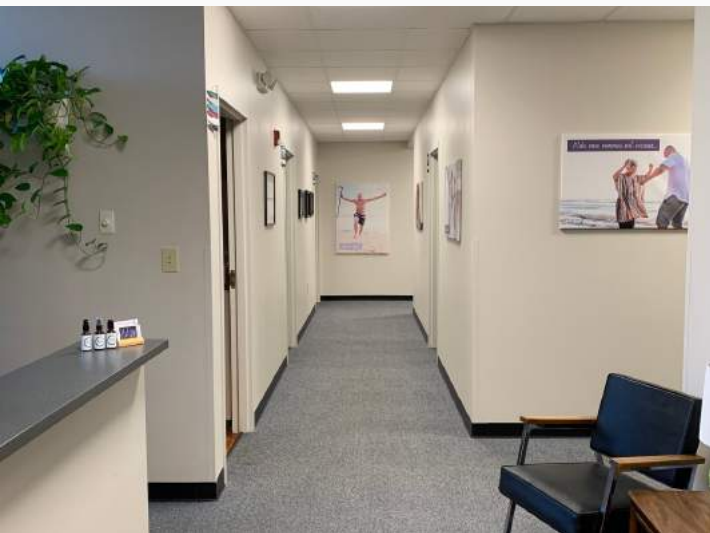
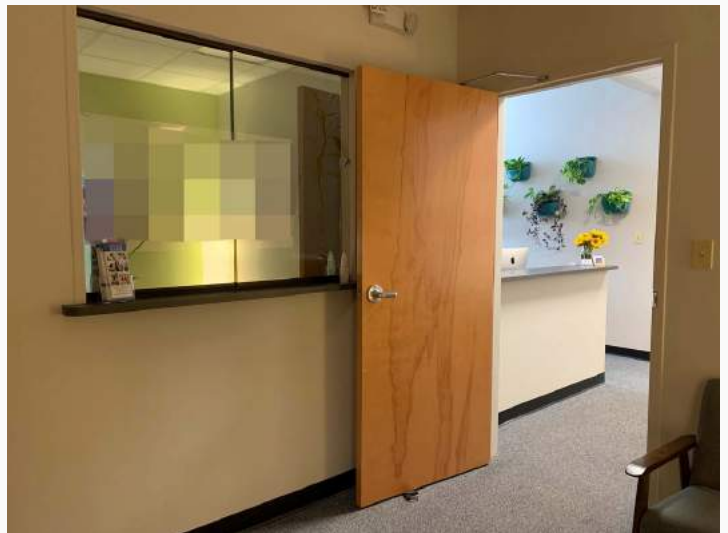
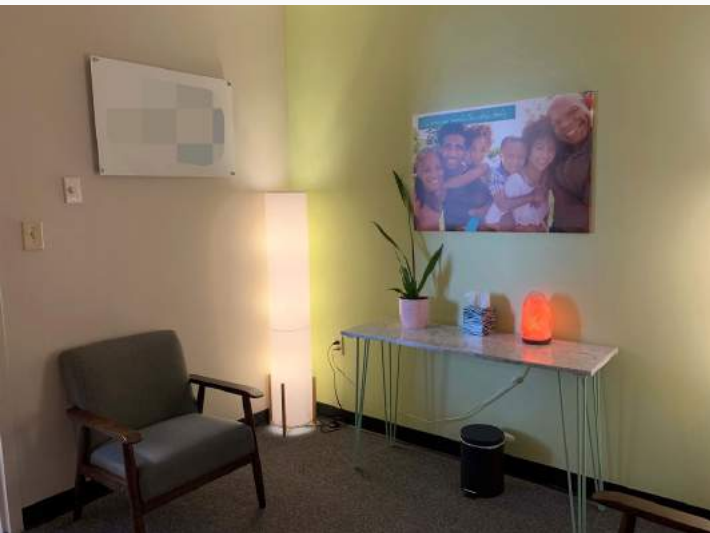
Health and fitness are a growing part of the community and Shelby offer the Foothills Farmers market, two health food stores, two yoga studios, a Crossfit community, numerous greenways, and easy access to the First Broad River. Outdoor activities include South Mountain State Park (26 mi), Crowders Mountain State Park (19mi), Tryon Equestrian Center (33 mi), Carowinds Amusement Park (48.3mi), Broad River Greenway, Twin Trestle Trailhead, First Broad River Trailhead, and more.

One of the biggest outdoor highlights to the area is The US National White Water Center comprising over 1,300 acres of protected land offering 50 miles of trail and access to the Catawba River and Long Creek. With its continued growth and land conservation, it offers a variety of outdoor activities for all ages as well as numerous entertainment and events throughout the year.

Shelby is only a short drive from the Charlotte metro area. Charlotte is the largest metropolitan city in North Carolina. Uptown Charlotte and the Metro area are home to Blumenthal Performing Arts Theatre, NASCAR, Discovery Place, Museums, as well as many other music venues, nightlife, restaurants, University of North Carolina Charlotte, and Central Piedmont Community College.

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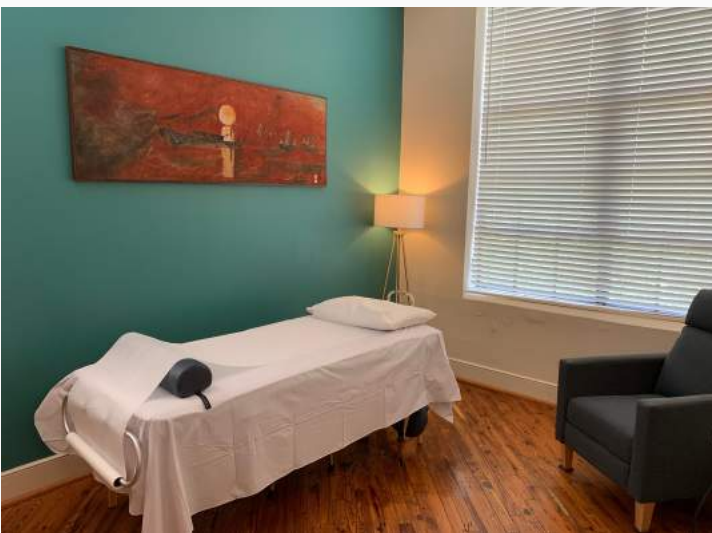
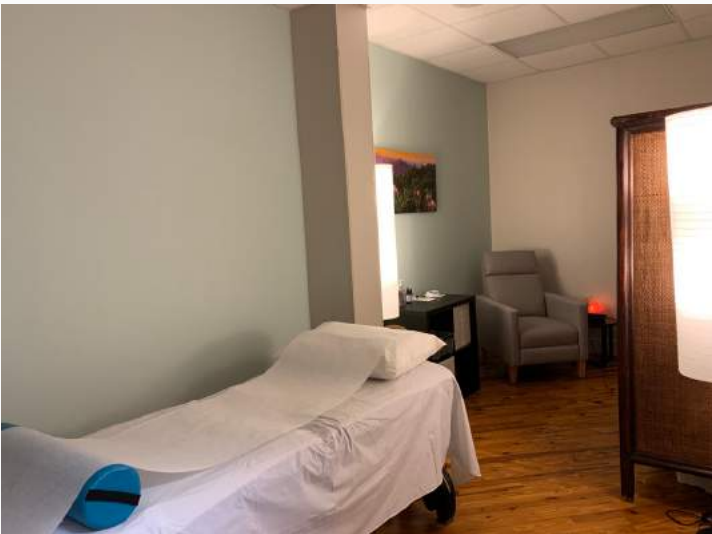


Email: autum.kirgan@gmail.com

Serious Inquiries Only Do Not Contact the Office

Cash in Hand - No Owner Financing

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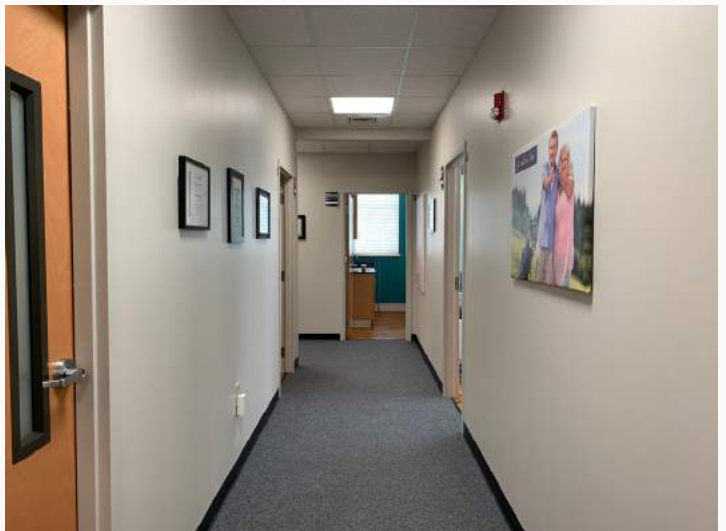
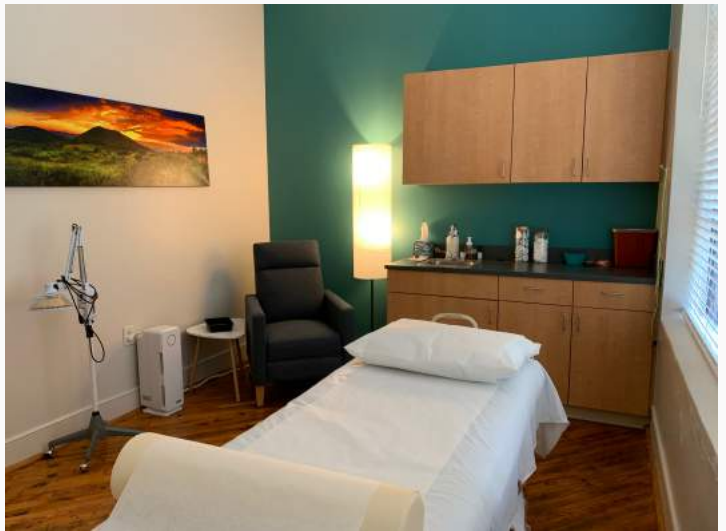
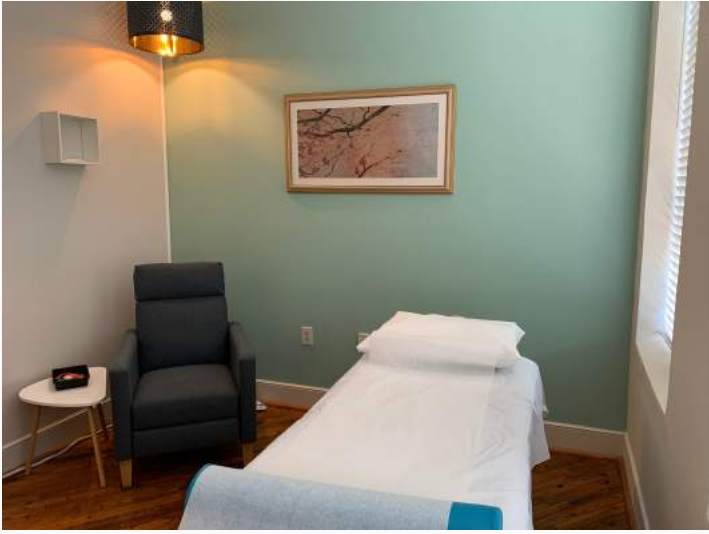
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