

Orthodontic Partners Portfolio

Minnesota & Wisconsin



3701 Tower Ave
Superior, WI



708 Stanley Ave
Cloquet, MN



1419 Beaser Ave
Ashland, WI

Offering Details

Colliers Minneapolis | St. Paul, on behalf of the owner, is pleased to present the opportunity to acquire the Orthodontic Partners Portfolio, a three-property healthcare portfolio located in Cloquet, Minnesota, Superior, Wisconsin, and Ashland, Wisconsin. The portfolio serves as the operating platform for a well-established regional orthodontic practice with a longstanding presence throughout the Twin Ports and northern Wisconsin markets. Each asset features specialized, purpose-built medical improvements, strategic community-oriented locations, and strong local market ties that support the continued success and long-term viability of the practice. As healthcare facilities that would be costly and time-consuming to replicate, the properties are well-positioned to benefit from sustained demand for dental and orthodontic services. Healthcare real estate continues to be a highly sought-after asset class due to its defensive investment characteristics, stable occupancy trends, and essential-service tenancy, making the Orthodontic Partners Portfolio a unique opportunity to acquire a diversified collection of healthcare assets backed by an established operator across three regional markets in Minnesota and Wisconsin.

\$2,989,000
SALE PRICE

7.25%
CAP RATE

12,370
SQUARE FEET

72%
LEASED

\$216,736
IN PLACE

NET OPERATING INCOME

[REQUEST CONFIDENTIALITY AGREEMENT
FOR FULL OFFERING MEMORANDUM](#)

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