

FOR SALE: Outpatient Physical Therapy Clinic: Buyer does not need to be a PT

Proven stability of over 60 years in operations!

Financial Overview

List Price: **\$550,000**

Gross Sales

2025
\$1,065,722

Cash Flow

2025
\$166,795

- **Profit Margin:** 17%
- **Low Multiple:** 3.3

Valuation: Cash Flow x Multiple = Valuation
 \$166,795 x 3.3 = \$550,423

Funding Example

Purchase Price: **\$550,000**

10% Buyer Down Payment	\$55,000
20% Seller Financing	\$110,000
70% Bank Loan	\$358,000

Description

This opportunity represents the acquisition of a long-standing outpatient physical therapy clinic that has been in operations for over 60 years. This business is in Beaumont Texas, and is supported by strong referral relationships with physicians, healthcare systems, and the VA network. The clinic primarily serves physician-referred patients (approximately 85–90%), treating a mix of orthopedic, post-surgical, chronic pain, and veteran populations, along with a smaller segment of industrial and wellness clients. Services are centered around orthopedic and spine-focused rehabilitation, including sports medicine and balance therapy, and are complemented by specialty offerings such as dry needling and wound care. The business operates out of a ~4,100 square foot facility featuring an open gym layout with private treatment rooms and ample parking, providing sufficient capacity for future growth. The team consists of 12 employees, including a licensed physical therapist, physical therapy assistant, clinical support staff, and administrative personnel, supporting efficient day-to-day operations. Ownership responsibilities are currently divided between clinical care and operational management. The seller is planning for retirement and have offered to stay with the business for 1 to 2 years to transition the new owner into their role. Additionally, they have offered to carry 20% of the purchase price as a show of good faith in the continued success of the business post close.

Business Information

Year Established: 60+ years in operation!

Services: Orthopedic & sports rehabilitation, spine therapy, balance/vestibular care, and specialty services (dry needling, wound care)

Client Breakdown: ~85–90% physician-referred patients with a mix of orthopedic, post-surgical, chronic pain, and veteran patients, industrial/workers' comp and wellness clients

Location: Beaumont TX. (Southeast Texas, near Gulf Coast). The metro population is about 400,000

Personnel: ~12 staff including Physical Therapist, Physical Therapist Assistant, clinical support, and admin team

Lease: ~4,100 sq. ft. outpatient clinic equipped with open gym + private treatment rooms, plus ample on-site parking

Reason for Selling: Retirement planning

Seller Training Period: 1 - 2 years

Owners Role: Active on patient care, general management and administration

Growth Opportunities: Add providers, expand hours, and scale high-demand/cash-pay services

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