



## AUNE CHIROPRACTIC WELLNESS CENTER

DR. STEVE AUNE

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**From:** Steven Aune [aunchiropractic@sbcglobal.net](mailto:aunchiropractic@sbcglobal.net)  
**Subject:** Chiropractic Practice for Sale, \$30,000.00  
**Date:** May 16, 2026 at 6:59:08 PM  
**To:** Jody Long [lonestar42009@live.com](mailto:lonestar42009@live.com)

Opportunity of a lifetime. Chiropractic Practice for sale in Wichita Falls, TX 76308. Specializing in Homeopathy and Nutrition. Same location for thirty two years. Office building located at 3415 McNeil Ave., Suite 103, Wichita Falls, TX 76308. There are six offices located in the building. 1-Lawyer, 3- Insurance office, 1- Real Estate office, and my Chiropractic Office. The Chiropractic office is the largest Suite measuring 1400 square feet. The rent is below \$1000.00/month. Cheapest rent in Wichita Falls. This office is a turn-key operation, ready for a new owner to step in and take the reins. Asking price is \$30,000.00. There is probably \$50,000.00 or more just in equipment and furnishings. Everything in the office is included in the asking price. You could use all the equipment and furnishings as collateral for a bank loan, if need be. I have included 44 pictures of the inside and outside of the building. Currently, the practice is Cash Only, Cash, Check or Credit Card. The front desk has a new Windows 11 Pro computer running the latest Medisoft software, Version 30. Could be upgraded with very little effort to handle Insurance. The therapy Suite alone has \$30,000.00 in equipment. 2 - Daiwa Majesty massage chairs, \$6,000.00 each. 2 - Chi SOQI Far-Infrared beds, \$5,000.00 each. 1 - Spinalator, \$2,000.00. 1 - Chi Infratonic therapy machine, \$600.00. The adjusting room has a Chattanooga Air drop elevation table powered by a Craftsman 45 gallon air compressor ( in the back closet). Price of this table new was \$10,000.00. 1 - Mettler Autotherm Short Wave Diathermy unit, \$2500.00. Stereo system, \$1,000.00. 5-High back button tufted chairs in adjusting room, \$250.00 each. There are three cherrywood desks with glass tops, multiple shelving and bookcases. 4- computers, 1 - front desk, 2 - accounting room, 1- Doctors office. Custom built reception desk, plus computer, printer, credit card processor, TV and DVD player, giant plastic spine, and 5 - High Back Button Tufted chairs in the reception area. Coffee table and magazine rack as well. In the file room, a large file cabinet and 5- 4 drawer file cabinets. In the Doctor's office there are 2 High Back Button Tufted chairs, \$250.00 each, 2 - Ioncleanse foot bath machines, @4,000.00 each, a Zyto Balance Hand Cradle with laptop computer, \$5,000.00. You can look through the pictures and visualize all the equipment available. All books, reference manuals basically everything included except personal stuff, i.e. pictures, diplomas. It is not my intent to make a bunch of money but to pass my practice down to a caring individual doctor looking to get a headstart. Any questions can be directed to [\(940\) 692-2773](tel:9406922773) or [\(940\) 631-8468](tel:9406318468) (mobile). Thank you for looking!!!