



WESTERN PRACTICE SALES

John M. Cahill Associates

#EN-664 *Facility* Sacramento, California

This attractive, spacious, top-notch dental facility comes complete with the “best-of-best” dental equipment and is located right at the entrance to one of the Sacramento regions most premier and pristine medical/dental professional communities. Because of its great corner location, excellent visibility and easy access, your patients will be amazed at how convenient you have made it for them to keep up with all their dental needs. So...do you think now is time for you to build the practice you have been dreaming of, in this phenomenal, turn-key location? If your answer is “Yes”, then, what are you waiting for?

The office is conveniently located in a well-established, multi-story Professional building on major thoroughfare w/ ample parking. The office occupies approximately 2,300 square feet and consists of 4 fully equipped Ops, Reception area, Private office, Business office, Storage and Staff Lounge.

Full Price: \$55,000

Price Reduced to: \$30,000!

For further details or on-site visit, please contact:

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800.641.4179

▶ **Honesty** ▶ **Integrity** ▶ **Professionalism** ▶ **Experience**

We look forward to serving you

PRACTICE INFORMATION SHEET

OFFICE SPACE & LEASE INFORMATION

Is the building/suite owned?	No	Is building available for purchase?	N/A		
Is the space leased?	Yes	Is lease renewable?	Yes	Is lease assignable?	Yes
Term of Lease:	5 yrs	Expiration date:	November 2020		
Rent per month	\$4,370.00/month	Common area/maintenance fees /taxes included?	No		
If not included, current amount?		Are utilities included?	Yes, Electricity, Water, Gas		
Is the rent considered above, below or at fair market value?	Fair Market Value				
Type of Building:	Condo	Free-standing	Professional	X	Retail Center
Office Square footage:	~ 2,300 sq. ft.	Carpet?	Yes	Air conditioning?	No
Number of fully equipped ops:	4	Plumbed for additional ops?	No		
Reception:	Yes	Dark Room:	No	Doctor's Office:	Yes
Business Office:	Yes	Staff Lounge:	Yes	Sterilization:	Storage: Yes
Laser:	No	Digital X-ray:	No	Intra-oral Camera:	No
				Cerec:	NO

EQUIPMENT & LEASEHOLDS

Occasionally some specialized items may be excluded from the sale, such as: Articulators, Endo and/or Implant Systems. These items will be referenced as "excluded" on Seller's Equipment list. In addition, Buyer understands that the following items may also be excluded from the sale: diplomas, certificates, cameras, photographs, artwork and miscellaneous personal items.

Describe age and characteristics of leasehold improvements: **New Computers**

Average age of Equipment : **~ 10 yrs**

Any equipment leases? **No** Equipment is right/left-handed/convertible? **Right**

NOTE: The Seller has furnished the preceding information to WESTERN PRACTICE SALES/JOHN M. CAHILL ASSOCIATES. This information has not been verified. A potential Buyer should verify the accuracy of all information to his/her own satisfaction.

WESTERN PRACTICE SALES/JOHN M. CAHILL ASSOCIATES are agents of the Seller and therefore represent the interest of the Seller. We strongly advise a potential purchaser to seek independent counsel to represent his/her interests. Counsel may be, but is not limited to, an attorney, accountant, appraiser, broker or management consultant. Fees of such counsel are the sole responsibility of the purchaser.