



WESTERN PRACTICE SALES

John M. Cahill Associates

#EN-747 *Facility* Citrus Heights, California

This attractive, spacious, well-established dental facility offers great location, excellent visibility and easy accessibility which will be appreciated by your patients at how convenient you have made it for them to keep up with all their dental needs.

With exclusive rights to being the only dental office in this attractive, popular Retail Shopping Center, this facility also offers ample parking and excellent visibility on one of the busiest intersections in town! The spacious office occupies approximately 2,200 square feet and consists of 5 fully equipped Ops with plumbing for 6 additional Ops, Reception area, Private office, Business Office, Lab, Sterilization, Storage and 2 Restrooms.

~Seller Motivated~

Full Price: \$150,000

Price Reduced! Now Only: \$75,000!

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

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

We look forward to serving you

#EN-747**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$75,000****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?	No
Term of Lease:	5-yr lease	Expiration date:	October 2018		
Rent per month	\$5,886.00/monthly	Common area/maintenance fees /taxes included?	Yes		
If not included, current amount?		Are utilities included?	Yes, Water		
Is the rent considered above, below or at fair market value?	Fair Market Value				
Type of Building:	Condo	Free-standing	Professional	Retail Center	X
Office Square footage:	~ 2,200 sq. ft.	Carpet?	No	Air conditioning?	Yes
Number of fully equipped ops:	5	Plumbed for additional ops?	Yes, 6		
Reception:	Yes	Dark Room:	No	Doctor's Office:	Yes
Business Office:	Yes	Restroom:	Yes, 2	Sterilization:	Yes
Laser:	No	Digital X-ray:	Yes	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: **Recently remodeled Staff Lounge. New paint, flooring, cabinets, and ceiling approximately 3 years ago.**

Average age of Equipment : **~ 8 years or less**

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

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.