



## WESTERN PRACTICE SALES

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**John M. Cahill Associates**

**#BC-741**

**Danville, California**

**Facility Only**

Move in and practice your best dentistry here! Located in this popular Retail Shopping Center of Danville, of this desirable residential/commercial neighborhood w/ high visibility and easy accessibility awaits your talents and skills! The street level suite invites foot traffic which could mean new patient growth! Enjoy the many adventures this town has to offer – the upscale eateries, family-oriented and friendly fare and the dedicated open space of the outdoors.

The office occupies approximately 1,600 square feet and consists of 3 Fully Equipped Ops plus 3 additional plumbed, Reception Area, Doctor's Office, Business Office, Sterilization, Lab, Storage, and a Restroom.

***Full Price: \$150,000***

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

Timothy G. Giroux, DDS

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John M. Cahill, MBA

Edmond P. Cahill, JD

**800.641.4179**

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

**We look forward to serving you**

#BC-741

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$150,000

## FACILITY INFORMATION SHEET

## OFFICE SPACE &amp; LEASE INFORMATION

Reason for Selling: <b>Relocating</b>	Year established: <b>Purchased in 2005</b>
Is the building/suite owned? <b>No</b>	Is building available for purchase? <b>n/a</b>
Is the space leased? <b>Yes</b>	Is lease renewable? <b>Yes</b> Is lease assignable? <b>Yes</b>
Term of Lease: <b>5 years + 1 renewal option</b>	Expiration date: <b>December 31, 2019</b>
Do you share space with another dentist? <b>No</b>	
Rent per month <b>\$6,600/month</b>	Common area, maintenance fees /taxes included? <b>Yes</b>
If not included, current amount paid?	Are utilities included? <b>No</b>
Is the rent considered above, below or at fair market value?	<b>Fair Market Value</b>
Type of Building:      Condo      Free-standing      Professional <b>Retail Center</b> <b>X</b>	
Office Square footage: <b>1,600 sq. ft.</b>	Carpet? <b>Yes</b> Air conditioning? <b>Yes</b>
Number of fully equipped ops: <b>3</b>	Plumbed for additional ops? <b>3</b>
Reception area: <b>Yes</b> Dark room: <b>No</b> Doctor's office: <b>Yes</b> Lab: <b>Yes</b>	
Business office: <b>Yes</b> Restrooms: <b>Yes, 1</b> Sterilization: <b>Yes</b> Storage: <b>Yes</b>	
Laser: <b>No</b> Digital X-ray: <b>Yes</b> Intra-oral Camera: <b>No</b> Cerec: <b>No</b>	
Description of office building, Location and attributes of practice (a brief description):	<b>Mixed Use in Landmark Shopping Center.</b>

## EQUIPMENT &amp; 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:

**The lab and sterilization area were re-do in 2014, including new cabinets, new floors, new counter tops. Also, new floors were installed in all of the Operatories.**

Average age of Equipment: **All Sterile and Lab – 2014, Operatory Cabinets – 20+ years old**

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.**