



WESTERN PRACTICE SALES

John M. Cahill Associates

#DN-771 *Facility*
Soquel, California

Gross Monthly Rent of Only \$3,700!

“Just inland from Capitola, the historic town of Soquel features family-operated wineries, antique stores, and a California-rustic feel. Mountain bikers flock to its challenging trails which offer the ultimate challenge.” Sound too good to be true? Consider this your perfect place to sink down roots, raise your family and build your empire in this idyllic town, which includes wine tasting and hiking as well as dining and shopping.

With a little attention to marketing, growth can easily be generated by Dentist and staff dedicated to delivering quality care as residents and families in this community are tight-knit.

The office is conveniently located in a long-established, well-maintained, attractive Professional building on a major thoroughfare the heart of town with bustling activity and traffic in busy professional corridor of desirable neighborhood. This office occupies approximately 1,100 square feet and consists of 2 fully equipped Ops with additional 3rd Op, which is furnished with a Chair only, Reception area, Doctor's office, Sterilization, Lab, Storage and 2 Restrooms.

Although this opportunity is being sold as a Facility Only, there will be a small number of active patients charts included as part of the sale!

Full Price: \$38,500

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

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

We look forward to serving you

PRACTICE INFORMATION SHEET**OFFICE SPACE & LEASE INFORMATION**Is the building/suite owned? **Yes** Is building available for purchase? **No**Is the space leased? **N/A** Is lease renewable? **N/A** Is lease assignable? **N/A**Term of Lease: **Seller owns building, Buyer to negotiate a new lease**Rent per month **\$3,700 monthly** Common area, maintenance fees /taxes included?

If not included, current amount? Are utilities included?

Is the rent considered above, below or at fair market value? **Seller owns building**Type of Building: Condo Free-standing **Professional X** Retail CenterOffice Square footage: **1,100 sq. ft.** Carpet? **Yes** Air conditioning? **No**Number of fully equipped ops: **2** Plumbed for additional ops? **Yes, 1 more = 3 Total**Reception area: **Yes** Dark room: **Yes** Doctor's office: **Yes** Lab: **Yes**Business office: **Yes** Restrooms: **Yes, 2** Sterilization: **Yes** Storage: **Yes**Laser: **No** Digital X-ray: **Yes** Intra-oral Camera: **No** Cerec: **No**Description of office building, Location and attributes of practice (a brief description): **Long-established, attractive, well-maintained Professional building w ample parking, on major thoroughfare in the heart of the town's desirable professional corridor/neighborhood****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:

Average age of Equipment: **~ 20 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.**