



## WESTERN PRACTICE SALES

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**John M. Cahill Associates**

**#BC-789**

### **Oakland, California *Facility***

The potential at this dental facility is unlimited – remarkable opportunity to merge or establish the practice of your dreams in this well-appointed bright and airy facility!

*This Facility has the perfect layout to work as Pedo or Ortho practice!*

The office is conveniently and centrally located on the ground floor of a long-established, attractive, well-maintained Office/Retail Center w/ ample parking excellent visibility due to street signage, easy accessibility & good traffic flow due to street level location. It conveys a light and airy atmosphere due to large windows. This office w/ its gracious décor occupies approximately 2,800 square feet and consists of 6 fully equipped Ops with plumbing for 2 additional Ops, Reception area, Business Office, Dark Room, Sterilization, Lab, Private Office, Storage and Restroom.

***Full Price: \$135,000***

***Call for Details and Equipment List***

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

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Edmond P. Cahill, JD

**800.641.4179**

► **Honesty** ► **Integrity** ► **Professionalism** ► **Experience**

**We look forward to serving you**

**#BC-789****WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$135,000****PRACTICE INFORMATION SHEET****OFFICE OPERATION INFORMATION**Type of Practice: **Facility Only** Reason for Selling: **Relocation**Years established: **9 yrs****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: **3½ yrs + 5-yr options** Expiration date: **March 2022**Do you share space with another dentist? **N/A**Type of Building: **Condo** Free-standing **Professional Yes** **Retail Center Yes**Rent per month **\$ 7,790.00/month** Common area/maintenance fees /taxes included? **Yes**If not included, current amount? Are utilities included? **Yes but PGE excluded**Is the rent considered above, below or at fair market value? **Below to Fair**Office Square footage: **~ 2,800 sq. ft.** Carpet? **No** Air conditioning? **Yes**Number of fully equipped ops: **6** Plumbed for additional ops? **Yes, 2**Reception: **Yes** Dark Room: **Yes** Doctor's Office: **Yes** Lab: **Yes**Business Office: **Yes** Restrooms: **Yes** Sterilization: **Yes** Storage: **Yes**Laser: **Yes, Biolase Diode** Digital X-ray: **Yes** Intra-oral Camera: **Yes** Cerec: **NO**

Description of office building, Location and attributes of practice (a brief description): **Long-established, attractive, well-maintained Office/Retail Center with enviable visibility due to great street signage and easy accessibility due to ground location with large windows creating a bright, airy environment**

**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/characteristic of leasehold improvements: **Delivery Units ~ 10 yrs, 6 Chairs good**Average age of Equipment: **10 yrs** Any Equipment Leases? **No**Equipment is right/left-handed/convertible? **Right and possibly Convertible**

**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.**