



WESTERN PRACTICE SALES

John M. Cahill Associates

#DC-812 *Facility* Redwood City, California

Remarkable opportunity with reasonable Rent and great Landlord!

Don't miss out on this well-maintained, family-friendly practice setting in the fast-growing Redwood City, a community whose goal is to promote and enhance a living and working environment which allows for the best quality of life!

Conveniently located in an attractive, single-story, free-standing Professional building near two busy intersections is this facility, which has a crisp, clean curb appeal and ample parking in a desirable neighborhood with easy accessibility by public transportation.

Do your best dentistry and prove your efficiency in this compact office which occupies approximately 740 square feet and consists of 3 fully equipped Ops, Reception area, Doctor's office, Sterilization, Lab, Storage and Restroom.

Full Price: \$65,000

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

DC-812**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$ 65,000****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?	Yes
Term of Lease:	5 yrs w/ 2 (two) 5-yr extensions		Expiration date:	March 2019	
Rent per month	\$ 2,206.00/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount?		Are utilities included?	No		
Is the rent considered above, below or at fair market value?	Below Market Rent				
Type of Building:	Condo	Free-standing	X	Professional	Retail Center
Office Square footage:	~ 740 sq. ft.	Carpet?	No	Air conditioning?	Yes
Number of fully equipped ops:	3	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	No	Restrooms:	Yes	Sterilization:	Yes
Laser:	No	Digital X-ray:	No	Intra-oral Camera:	Yes
				Cerec:	NO
Description of office building, Location and attributes of practice (a brief description):	Attractive, well-maintained, single-story, free-standing Professional building w/ ample parking in lot near busy intersections, easily accessible by public transportation				

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: **Updated interior w/in last 3 years: Reception, Doctor's Office, Utility & Storage**

Average age of Equipment: **~ 5 yrs Adec Chairs, ~ 3 yrs - Engle Chair**

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