



WESTERN PRACTICE SALES

John M. Cahill Associates

#AC-886

San Francisco, California *Facility*

With the accessibility and visibility of this location, you simply just can't lose! The potential at this dental facility is unlimited – remarkable opportunity to merge or establish the practice of your dreams in this well-appointed, well-known, multi-story, landmark Professional building address.

The office is conveniently located in an attractive, well-known, multi-story Health Professional building complex w ample parking and close proximity to public transportation Muni & Bart in the bustling downtown of San Francisco!

This office w/ its gracious décor occupies approximately 850 square feet and consists of 3 fully equipped Ops, Reception, Business Office, Sterilization, Lab, Private Office, Storage and Restroom.

Full Price: \$85,000

Call for Details and Equipment List

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

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

We look forward to serving you

#AC-886**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$85,000****PRACTICE INFORMATION SHEET****OFFICE OPERATION INFORMATION**Type of Practice: **Facility** Reason for Selling: **Relocation**Years established: **Since 1989****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? **N/A**Term of Lease: **Month to Month** Expiration date: **November 2017**Type of Building: **Condo** Free-standing **Professional** **Yes** Retail CenterRent per month **\$ 5,600.00/month** Common area/maintenance fees /taxes included? **Yes**If not included, current amount? Are utilities included? **Yes**Is the rent considered above, below or at fair market value? **Below FMV**Office Square footage: **~ 850 sq. ft** Carpet? **No** Air conditioning? **No**Number of fully equipped ops: **3** Plumbed for additional ops? **No**Reception: **Yes** Dark Room: **No** Doctor's Office: **Yes** Lab: **Yes**Business Office: **Yes** Restrooms: **in bldg** Sterilization: **Yes** Storage: **Yes**Laser: **Yes** Digital X-ray: **Yes** Intra-oral Camera: **No** Cerec: **No**3D Imager: **No**Description of office building, Location and attributes of practice (a brief description): **Long-established, attractive, well-maintained, multi-story, well-known landmark Health Professional building complex in the heart of the bustling financial district****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: **3 ADEC UNITS**Average age of Equipment: **10 yrs** 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.**