



## WESTERN PRACTICE SALES

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**John M. Cahill Associates**

**#AG-880**

### **San Francisco, California**

**Seller Retiring!** Established for 39 years and located Downtown in a large Class A building adjacent to Union Square, San Francisco's most prominent and prestigious hotel and shopping location. The building is an historic multi-story professional building that was extensively remodeled in 2010.

This office facility is modern and designed very well to maximize space and efficiency. It is very bright and spacious with framed artwork and photographs, not all of which are included in the sale. It was completely built out from scratch in 1989 and provides a fully equipped dental office at a rental rate much lower than other dental professionals in the Union Square area.

The current lease payment is approximately \$2,541 per month beginning on January 1, 2018 and ending in 2019. It is considered "below market" in terms of cost and the landlord seems willing to enter into a new lease with the buyer of the practice. It should be noted that this landlord only provides five year leases to tenants in the building and a five year renewal option is also available.

The office occupies ~ 700 sf with street parking and offers two fully equipped operatories (one with digital radiography) with Belmont patient chairs and delivery units, sterilization/lab area, reception area, front/business office, access to two public restrooms and a private office.

***Full Price: \$350,000***

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

**800.641.4179**

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

**We look forward to serving you**