



## WESTERN PRACTICE SALES

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John M. Cahill Associates

### #EN-885 *Facility* Roseville, California

Known for its strong economic base, shopping & dining corridors, affordable housing and excellent schools, this city with its stellar business-friendly reputation has a lot to offer! Do not pass up to live in an enviable, family-oriented lifestyle in this community!

Looking for the ideal location, with great visibility, plenty of parking and close to just about anything you could want? No need to look any further! We are presenting an exciting and remarkable *facility*, which is simply waiting for you to put your name on it! Excellent signage, high visibility, street-level convenience, busy foot traffic generating walk-ins, new patients/per week and multiple 5-star YELP reviews all contribute to ongoing growth here!

The office is conveniently located in an attractive, well-maintained, free-standing building on busy thoroughfare with ample parking (space for handicap parking) and close proximity to a popular high school. The office occupies approximately 1,000 square feet and consists of 3 fully equipped Ops, Reception area, Doctor's office, Sterilization, Storage and Restroom.

*Full Price: \$95,000*

***Reduced! Priced to Sell at: \$85,000!***

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

Timothy G. Giroux, DDS  
Jon B. Noble, MBA

John M. Cahill, MBA  
Edmond P. Cahill, JD

**800.641.4179**

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

**We look forward to serving you**

#EN-885

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$85,000

## PRACTICE INFORMATION SHEET

## OFFICE OPERATION INFORMATION

Type of Practice:	<b>Facility</b>	Reason for Selling:	<b>Consolidating into one location</b>
Years established:	<b>2013</b>	Days worked past 12 months:	<b>3 – 4 days per week</b>

## OFFICE SPACE &amp; LEASE INFORMATION

Is the building/suite owned?	<b>Yes</b>	Is building available for purchase?	<b>No</b>				
Is the space leased?	<b>N/A</b>	Is lease renewable?	<b>N/A</b>	Is lease assignable?	<b>N/A</b>		
Term of Lease:	<b>Seller owns building</b>		Expiration date:				
Rent per month	<b>\$ 3,000.00/month</b>	Common area, maintenance fees /taxes included?	<b>Yes</b>				
If not included, current amount paid?		Are utilities included?	<b>No</b>				
Is the rent considered above, below or at fair market value?	<b>Priced at Fair Market Rent</b>						
Type of Building:	Condo	<b>Free-standing X</b>	Professional	Retail Center			
Office Square footage:	<b>~ 1,000 sq ft</b>	Carpet?	<b>No</b>	Air conditioning?	<b>Yes, 3 yrs old</b>		
Number of fully equipped ops:	<b>3</b>	Plumbed for additional ops?	<b>No</b>				
Reception area:	<b>Yes</b>	Dark room:	<b>No</b>	Doctor's office:	<b>Yes</b>	Lab:	<b>No</b>
Business office:	<b>No</b>	Restrooms:	<b>Yes</b>	Sterilization:	<b>Yes</b>	Storage:	<b>Yes</b>
Laser:	<b>No</b>	Digital X-ray:	<b>Yes</b>	Intra-oral Camera:	<b>Yes</b>	Cerec:	<b>No</b>
3D Imager:	<b>No</b>						

Description of office building, Location and attributes of practice (a brief description): **Attractive, well-maintained, recent full renovation in 2013, located across popular High School, on busy major thoroughfare w excellent visibility, generating walk-ins due to location!**

## EQUIPMENT &amp; 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: **Complete renovation in 2013**

Average age of Equipment: **All equipment within ~ 5 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.**