



WESTERN PRACTICE SALES

John M. Cahill Associates

#AC-893

San Francisco, CA *Facility*

*Don't miss this amazing opportunity to practice in
a beautiful, vibrant San Francisco location*

Enjoy practicing near vibrant and growing Union Square. This three-chair facility is built for efficiency and production. Located in a historic building facing Union Square close to BART and public transportation. This location is able to draw patients from all over the Bay Area.

The office has newly upholstered Adec chairs and hard-surfaced floors with a bright and welcoming atmosphere. The facility works well with multi-doctor or solo. The dentist is relocating nearby and can help with the transition and practicing in San Francisco.

The office encompasses approximately 1,000 square feet and consists of 3 Equipped Ops, Reception Area, Doctor's Office, Lab/Sterilization (combo), Darkroom, Storage and shared Restroom.

REDUCED! Now Only \$30,000

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

PRACTICE INFORMATION SHEET

OFFICE SPACE & LEASE INFORMATION

Is the building/suite owned?	No	Is building available for purchase?	No
Is the space leased?	Yes	Is lease renewable?	Yes
		Is lease assignable?	Yes
Term of Lease:	5 yrs + 5 yr option	Expiration date:	November 2018
Do you share space with another dentist?	N/A		
Rent per month	\$5,400.00/month + parking available for \$365.00	Are utilities included?	No
Common area, maintenance fees, taxes included?	No, \$140.00/month		
Is the rent considered above, below or at fair market value?	Fair Market Value		
Type of Building:	Condo	Free-standing	Professional X Retail Center
Office Square footage:	~ 1,000 sf	Carpet?	No
		Air conditioning?	Yes, Window Units
Number of fully equipped ops:	3	Plumbed for additional ops?	No
Reception area:	Yes	Dark room:	Yes
		Doctor's office:	Yes
		Lab:	Yes, combo
Business office:	No	3D Imager:	No
		Sterilization:	Yes
		Storage:	Yes
Laser:	No	Digital X-ray:	No
		Intra-oral Camera:	No
		Cerec:	No
Restrooms:	Yes (shared)		
Description of office building, Location and attributes of practice (a brief description):	1920's well-known historic Medical/Dental building in Union Square with easily accessible BART/Muni public transportation, Patient draw from SF & Bay Area		

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: Nice office flow w/ quality cabinetry & ergonomics, Renovations approximately ~ 20 yrs old w/ touch-ups ~ 8 yrs ago

Average age of Equipment: ~ 25 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.