



WESTERN PRACTICE SALES

John M. Cahill Associates

#DN-907 *Facility* Pleasanton, California

Must Sell Now! New Location Almost Ready!

As one of the wealthiest middle-sized cities in the nation, Pleasanton was ranked as one of the “50 Best Cities to Live 2014” by *Money Magazine*, and high on the list of the Top Earning Towns” in the nation! Despite all of the accolades, this community still maintains a charming, small town flavor by offering the area residence an abundance fun activities and events. *If all of this sounds great to you, then what are you waiting for!*

The highly visible, easily accessible office is conveniently located in an attractive, well-maintained Professional building and borders thriving commercial neighborhoods, adjacent to schools and business parks. It occupies approximately 1,170 square feet and consists of 4 fully equipped Ops, Reception area, Doctor’s office, Sterilization, Storage room, Lab and Restroom.

Reduced – Seller Motivated!

Full Price: ~~\$95,000~~

Now Only: \$50,000!

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

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

We look forward to serving you

#DN-907**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$50,000****PRACTICE INFORMATION SHEET****OFFICE OPERATION INFORMATION**

| | | | |
|--------------------|-------------------|---------------------|-------------------|
| Type of Practice: | General | Reason for Selling: | Relocation |
| Years established: | Since 1987 | | |

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 year term | Expiration date: | April 2020 | | |
| Do you share space with another dentist? | No | | | | |
| Rent per month: | \$2,892/monthly | Common area/maintenance fees /taxes included? | No | | |
| If not included, current amount? | N/A | Are utilities included? | Yes, Gross Lease | | |
| 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: | ~ 1,170 sq. ft | Carpet? | Yes | Air conditioning? | Yes |
| Number of fully equipped ops: | 4 | Plumbed for additional ops? | No | | |
| Reception: | Yes | Dark Room: | No | Doctor's Office: | Yes |
| Business Office: | Yes | Restrooms: | Yes | Sterilization: | Yes |
| Laser: | Digital X-ray: | Yes | Intra-oral Camera: | Yes | Cerec: |
| Description of office building, Location and attributes of practice (a brief description): | In the commercial center of town, bordering desirable commercial/residential neighborhood, adjacent to schools & business park | | | | |

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.

| | | | |
|---------------------------|-----------------|---|--------------------|
| Average age of Equipment: | ~ 15 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.