



WESTERN PRACTICE SALES

John M. Cahill Associates

#CN-951 Vallejo, California Facility Only

*This is a great opportunity for a General Practitioner wishing to practice in a highly desirable, thriving community. Build the practice of your dreams in this **Move in Ready Facility!***

The office is conveniently located in an attractive, well-maintained 2-story Professional building located in bustling medical & dental professional corridor in a desirable neighborhood.

The office occupies approximately 2,000 square feet and consists of 4 fully equipped Ops, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage, and Restroom.

Full Price: \$50,000

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

CN-951

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$ 50,000

PRACTICE INFORMATION SHEET

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 years	Expiration date:	February 2019		
Do you share space with another dentist?	No				
Rent per month	\$2,700/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?	N/A	Are utilities included?	No		
Is the rent considered above, below or at fair market value?	Below to Fair Market				
Type of Building:	Condo	Free-standing	Professional	X	Retail Center
Office Square footage:	2,000 sq. ft.	Carpet?	Yes	Air conditioning?	Yes
Number of fully equipped ops:	4	Plumbed for additional ops?	Yes		
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes	Sterilization:	Yes
Laser:	Yes	Digital X-ray:	Yes	Intra-oral Camera:	Yes
3D Imager:	No				

Description of office building, Location and attributes of practice (a brief description):

Attractive, well-maintained 2-story Professional building located in bustling medical & dental professional corridor in a desirable neighborhood.

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:	Remodel in 2014				
Average age of Equipment:	~ 20 years old				
Any equipment leases?	Yes	Equipment is right/left-handed/convertible?	Right-handed		

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.