



WESTERN PRACTICE SALES

John M. Cahill Associates

#AC-989 *Facility* San Francisco, California

Build the practice of your dreams in this busy Retail Shopping Plaza location with popular anchor tenants and business amenities which include Starbucks, Walgreens, ACE Hardware, Cal Mart inviting foot traffic which could mean new patient growth!

The office occupies approximately 500+ square feet and consists of 2 fully equipped Ops, 1 additional Op (not equipped), Reception area, Business Office, Sterilization, and Storage.

Full Price: \$150,000

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

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

We look forward to serving you

AC-989

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$150,000

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 yrs	Expiration date:	January 2022		
Do you share space with another dentist?	No				
Rent per month	\$3,379.00/month	Common area, maintenance fees /taxes included?	Yes		
If not included, current amount paid?	\$232.50 Association + parking permit	Are utilities included?	Yes		
Is the rent considered above, below or at fair market value?	Below Market Rent				
Type of Building:	Condo	X	Free-standing	Professional	Retail Center
Office Square footage:	~ 500+ sq. ft.	Carpet?	No	Air conditioning?	Yes
Number of fully equipped ops:	2	Plumbed for additional ops?	Yes, 1		
Reception area:	Yes	Dark room:	No	Doctor's office:	Common
Lab:	No	Business office:	Yes	Restrooms:	Common
Sterilization:	Yes	Storage:	Yes		
Digital X-ray:	Yes	Cerec:	No	Laser:	No
Intra-oral Camera:	No	3D Imager:	No		
Description of office building, Location and attributes of practice (a brief description):	Shopping Center with 24-hr parking and popular businesses and amenities such as Starbucks, Walgreens, CalMart, Ace Hardware				

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: Office Remodeled December 2017

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.